

# OLLERTON CONSERVATION AREA APPRAISAL



MARCH 2022



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

# Document details

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**Title:** Ollerton Conservation Area Appraisal; March 2022

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

**Consultation:** Public engagement with the local community was undertaken between January and February 2022, including a public meeting.

**Approved:** This document was considered by the Council's Economic Development Committee on 23<sup>rd</sup> March 2022 and, subsequently, adopted.

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# Ollerton Conservation Area Appraisal

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# INTRODUCTION | ONE



# Ollerton Conservation Area Appraisal

## INTRODUCTION | ONE

This Appraisal document is an assessment of Ollerton Conservation Area. The aim of the Appraisal is to define the special interest of the Conservation Area that merits its designation and describe and evaluate the contribution different features make to its character and appearance.

### WHAT IS A CONSERVATION AREA?

The *Civic Amenities Act 1967* introduced Conservation Areas and this protection has since been consolidated by the *Planning (Listed Buildings and Conservation Areas) Act 1990*. These protected areas are defined in the 1990 legislation as

*'AREAS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST, THE CHARACTER AND APPEARANCE OF WHICH IS DESIRABLE TO PRESERVE OR ENHANCE'*

Newark & Sherwood District Council has 47 Conservation Areas, many of which have been designated for different architectural and historic interests.

The effect of a Conservation Area designation includes:

- Further planning controls for demolition and alteration of buildings within the area
- Formal notice must be given to the local planning authority six weeks' before any work is undertaken to lop, top or fell any trees, which allows the Council time to consider whether the tree should be preserved
- Local authorities must pay special attention to the preservation or enhancement of the character and appearance of the designated area when determining planning applications and other planning functions
- Extra publicity must be given to planning applications affecting Conservation Areas e.g. through advertisement in local newspaper

### WHAT IS AN APPRAISAL?

A Conservation Area Appraisal is a policy document which summarises the special interest of the designated area, highlights opportunities for beneficial change or the need for further protection.

The purpose of this document is to help inform the Council in decision-making that will either preserve or enhance the character and appearance of the area. For example, the appraisal will be used in the determination of planning applications, production of planning policies, determination of tree works applications, production of strategies for planning enforcement, inform the possible alteration of Conservation Area boundary, introduction of Local Development Orders or the introduction of further controls such as Article 4 Directions.

Overall, the appraisal seeks to enable a better understanding of the impact of future development in the Conservation Area.

Whilst every effort has been made to create a comprehensive list, it does not necessarily provide a detailed assessment of each building individually. It should not therefore be assumed that the omission of any information is intended as an indication that a building or feature is not important. A detailed assessment of significance specific to a building or site within the Conservation Area should always be carried out prior to proposing any change.

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

## OLLERTON CONSERVATION AREA

Ollerton Conservation Area was first designated in 1972 by Nottinghamshire County Council.

The area was subsequently reviewed and the boundary amended in 1977.

Ollerton Conservation Area was added to Historic England's 'Heritage at Risk' register in 2013 due to the declining condition of buildings, such as Ollerton Hall (Grade II\*).

The Conservation Area was reviewed during 2021 in accordance with a District wide programme of Conservation Area reviews agreed via the Council's Economic Development Committee (EDC) in 2018<sup>1</sup>. The draft appraisal was taken out to public consultation January – February 2022. Following comments received from the public, the document was subsequently adopted March 2022 at the Council's Economic Development Committee (EDC).

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

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



Fig.1 c.1884 six inch OS map [online] (National Library of Scotland)

## CONSERVATION AREA BOUNDARY

The boundary of Ollerton Conservation Area (Fig. 2) encompasses the historic built core of the settlement, mainly of 18<sup>th</sup> and 19<sup>th</sup> century buildings which run along Main Street, Newark Road, Wellow Road and Station Road.

The boundary also includes open fields west of the River Maun and terminates along the boundary of Old Rufford Road and Ollerton Road.

## LOCATION AND SETTING

Ollerton is situated on Chester Formation, a sandstone and sedimentary bedrock that is fluvial in origin<sup>2</sup>. Ollerton is a town

located to the northwest part of the district. The settlement abuts the ancient woodland area of Sherwood Forest and is a gateway to a historic area known as the Dukeries – an area of Nottinghamshire that contained four ducal seats of Worksop Manor, Welbeck Abbey, Thorseby Hall and Clumber House.

Immediately to the west of the town is the River Maun and open fields which enhance the rural setting of the historic core of the settlement. To the east is a model village, known as ‘New Ollerton’, which developed in association with the opening of a colliery nearby in the 1920s. To the south and north are modern

<sup>2</sup> British Geology Survey [online] Map Search - <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>



housing developments which surround the historic Ollerton settlement.

### SUMMARY OF SIGNIFICANCE

The historic significance of Ollerton Conservation Area derives from its ancient and medieval origins, its proximity to the ancient woodland of Sherwood Forest and its siting within the Dukeries area.

The area was the seat of the Markham family from the 16<sup>th</sup> to 18<sup>th</sup> century. Ollerton and the surrounding area had strong Royalist affiliations during the Civil War (1642-51). Ollerton later belonged to Savile family of Rufford Abbey and was a notable area for hop production and hopclub markets in the 18<sup>th</sup> and 19<sup>th</sup> century.

Much of the architectural interest of the area relates to the 18<sup>th</sup> and 19<sup>th</sup> century and is illustrative of the rural industrial and commercial heritage of the village. Predominantly buildings are constructed in red brick walling, some rendered, with pantile or plain tile roofs.

The buildings are arranged in a relatively fine grain along four principal roads which converge at the centre of the village and are dominated by the Church of St Giles, the surrounding churchyard and graveyard of which sits atop a mound and is enclosed by a retaining wall.

Ollerton's built heritage is a mixture of traditional cottage type houses and small

former industrial buildings juxtaposed with the grander architecture of the church, inns and shops and the outlying Ollerton Hall. The Conservation Area is surrounded by open fields and Sherwood Forest to the west, which provide an important rural and woodland backdrop.

#### KEY FEATURES:

- Ancient origins as a medieval village along the boundary of Sherwood Forest
- Gateway town to the Dukeries area
- Retention of 18<sup>th</sup> and 19<sup>th</sup> century buildings
- Historic connections to Markham family and, later, Savile family of Rufford
- Fine grain of buildings in an irregular cruciform arrangement along four principal roads
- Late-18<sup>th</sup> century church at the centre, with plain Gothick features
- Prevalent use of red brick walling, some rendered, and pantile or plain tile roofs
- Mixture of building types, including: large manor house, cottages, hotels and coaching inns, Victorian shopfronts
- Sense of openness to the west which enhances the rural setting
- Longer distance views of Sherwood Forest from the bridge
- 11 Listed Buildings
- 3 Tree Preservation Orders

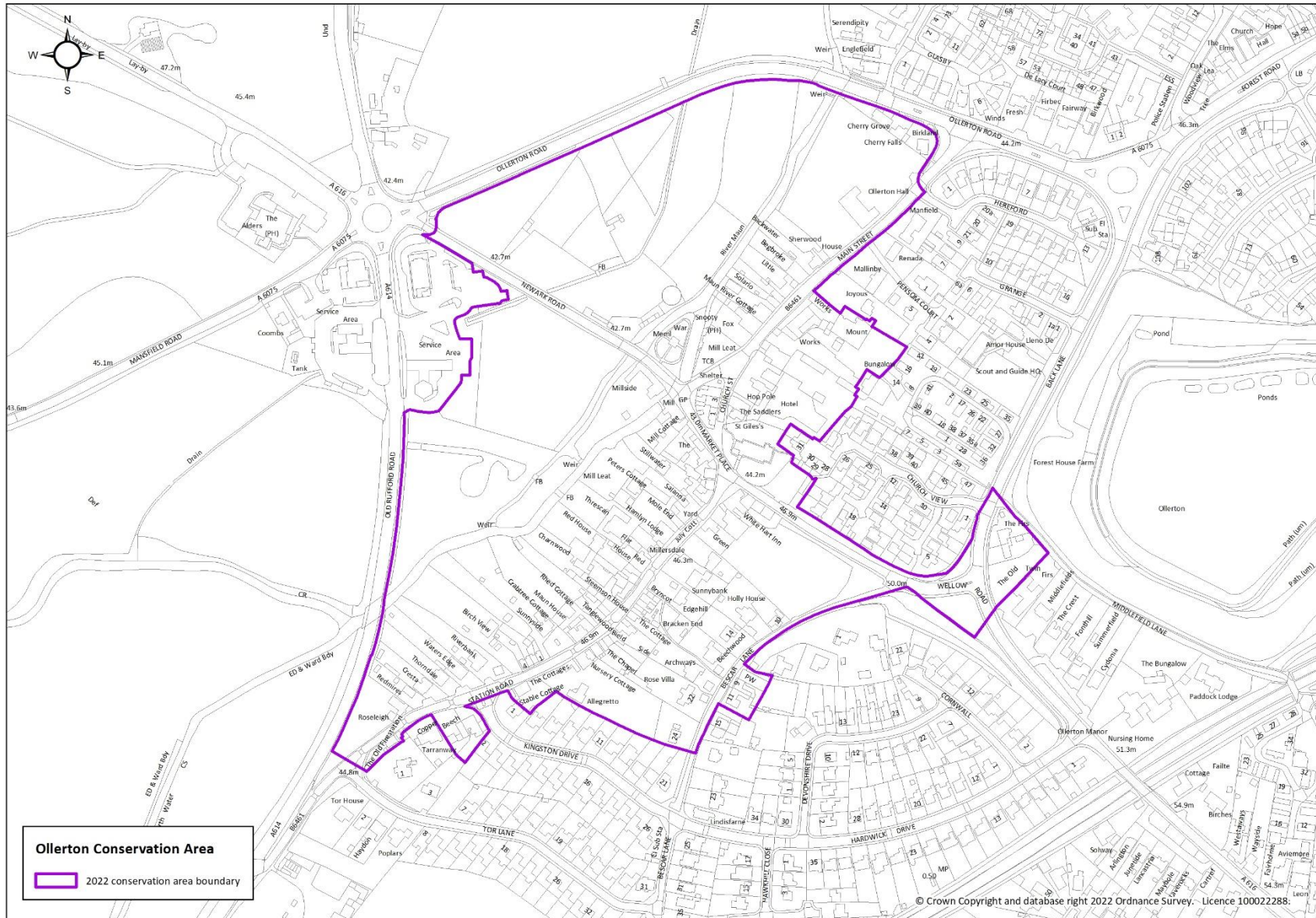


Fig.2 Ollerton Conservation Area Boundary

# HISTORICAL DEVELOPMENT | TWO



## HISTORICAL DEVELOPMENT | TWO

**N**ORTH of Ollerton, there is possible evidence of a linear road, which is presumed to be Roman in origin<sup>3</sup>. This runs from Blyth through Ollerton towards Nottingham although there is no evidence of a Roman settlement at Ollerton.

Ollerton was an ancient parish in close proximity to Sherwood Forest and was recorded in the Domesday Book, originally referred to as 'Alreton' or 'Allerton'. Two manors are mentioned, one belonging to Gilbert de Gend and the other Roger de Busli.

A church is recorded in Ollerton in the 13<sup>th</sup> century but was later incorporated into the Edwinstowe parish.

### POST-MEDIEVAL AND GEORGIAN PERIODS

Ollerton lies within an area referred to as 'The Dukeries'. This area relates to the four ducal estates of Worksop Manor, Welbeck Abbey, Thoresby Hall and Clumber House which belonged to Dukes of Portland, Dukes of Newcastle and Earl Manvers. Rufford Abbey is also often included in the identification of this area and this was the seat of Lord Savile. The owners of these estates can trace their lineage to Elizabethan nobility 'Bess of

Hardwick', who was incredibly wealthy and built many houses across Derbyshire and Nottinghamshire.

The Markhams were a family of nobility and mainly resided in East Markham, Cotham and branched off in the 16<sup>th</sup> century to Ollerton. The area was notable for its Royalist affiliations during the Civil War (1642-1651) and a descendant of this Markham lineage included Colonel Thomas Markham who died fighting in support of the King during the fight of Gainsborough in 1643.

The Church of St Giles dates c.1780 and possibly sits upon a site of an earlier medieval church, which was documented to be 'very ruinous and the same had been obliged to be taken down and rebuilt'<sup>4</sup>. The church was commissioned by Sir George Savile of Rufford. Unusual for the period, the church replicates Gothic architectural features and styles which maybe influenced by the earlier church.

### OLLERTON HALL

Ollerton Hall is a country house built for the Markham family. There is limited information on the origins of its construction. It is often suggested that an earlier part of the hall was rebuilt 1640-

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<sup>3</sup> Heritage Gateway [online] Roman Road, Ollerton HER no.M4144  
[https://www.heritagegateway.org.uk/Gateway/Results\\_Single.aspx?resourceID=1041&uid=MNT15093S](https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?resourceID=1041&uid=MNT15093S)

<sup>4</sup> Heritage Gateway [online] Medieval Church, Ollerton HER no. M3934  
[https://www.heritagegateway.org.uk/Gateway/Results\\_Single.aspx?resourceID=1041&uid=MNT14987](https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?resourceID=1041&uid=MNT14987)

42<sup>5</sup> for the family. In 1713, however, George Markham, is recorded as ordering a large amount of stone from a Wellow Green quarry so it is likely that the central portion of the building dates from then. It is also speculated that the projecting wings were added in the later-18<sup>th</sup> century as the proportions of the windows differ and the basement does not correlate with the rest of the building in these wings.

The lineage of the Markhams in Ollerton became extinct by 1743 and their estates were sold, with Ollerton and its hall becoming property of the Saviles of Rufford.

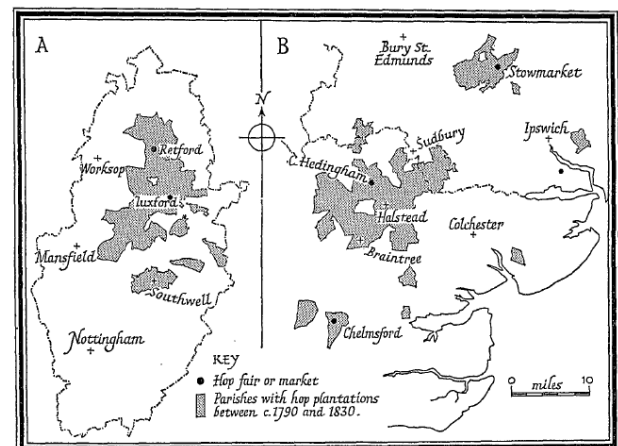
The purchase drawings for the hall were prepared by James Gibbs and these drawings date between 1747 and 1754. The internal floorplan shows a large chapel at the attic level, but much is unknown about its origins. It is not clear if this was a chapel for the Markham family as they were known recusants, if the house was extended for a new vicar of Ollerton or if, indeed, this served as a temporary chapel whilst the Church of St Giles was rebuilt.

The building was taken over by Butterley Colliery Company in the 1920s and the main offices were originally allocated there, with the manager moving into the hall. In 1947 all collieries were nationalised and taken over by the

National Coal Board and the NCB continued to own the hall.

## HOP PRODUCTION & INDUSTRIAL ACTIVITY

Hops were introduced from Flanders at the beginning of the 16<sup>th</sup> century to England and was, subsequently, popular in the Midlands, East and South of England. In Nottinghamshire, hop production was prevalent in the area from Retford to Southwell from the mid-17<sup>th</sup> century to 19<sup>th</sup> century which resulted in the exponential growth of the regional brewery industry. Many of the business ventures into hop production in Nottinghamshire were undertaken by the owners of the Dukeries' estates, possibly due to their associations at court with other successful ventures in the South of England.



**Fig.3** Parishes with hop plantations c.1790-1830 from D.C.D Pocock 'Some Former Hop-Growing Centres'

<sup>5</sup> Hartwell, C., Pevsner, N. and Williamson, E. (2020) *The Buildings of England: Nottinghamshire* pg. 534

The enclosure map of 1779 identifies the areas to the west of Ollerton village centre as 'hop yards' for Sir George Savile of Rufford Abbey. Hop markets also became popular during this period, particularly at Tuxford which is located northwest of Ollerton. Hop production ceased in Nottinghamshire c.1892 after decline from the mid-19<sup>th</sup> century as a result of poorer crops and increased competition worsened by the growth of the railway network. The decline of hop production in Ollerton may have occurred much earlier as the main crops identified in 1830 were wheat, barley and oats.



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*Fig.4 Corn Mill, Ollerton c.1989*

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Due to the location along the River Maun, there is a watermill to the west of the town (Fig. 4) which dates from the late-18<sup>th</sup> century with a 19<sup>th</sup> century iron wheel. The building likely replaced an earlier mill at the location. Prior to the mid-19<sup>th</sup> century, most watermills were used for grinding corn as was the one at Ollerton. The building was still commercially operating until 1984 and was restored in 1993 and is now a tearoom and exhibition.

## COMMERCIAL CENTRE

Within the village there are a number of 18<sup>th</sup> century coaching inns and public houses, including the Hop Pole Hotel and White Hart Inn both of which are illustrative of the strategic location of Ollerton in relation to roads from Sheffield to Newark. These inns provided a safe place for highwaymen to stop during the 18<sup>th</sup> century.



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*Fig. 5 View from St Giles' Church looking down Station Road with the White Hart Inn on the left*

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The existing White Hart Inn was reconstructed in the 1770s following a fire which destroyed an earlier building.

Throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries many private houses started to accommodate the growth in passing visitors to the area through the creation of B&Bs, cafes and tearooms. This included the Sherwood Café at the junction of Main Street, Wellow Road and Newark Road, which has since been converted back to residential use.

In addition, there are a number of Victorian shopfronts at the northern end of Station Road which are associated with the rural and small-scale commercial growth of the town.

Ollerton was established as a separate parish in 1888.

## RAILWAY

Outside the Conservation Area boundary towards the southwest, lies the remains of the Lancashire Derbyshire & East Coast Railway (LD&ECR) line which was built as a mineral railway designed to connect the coalfields of Nottinghamshire and Derbyshire with Warrington and the Lincolnshire coast. The line opened at Ollerton 15<sup>th</sup> December 1896 and High Street was subsequently renamed Station Road, the name of which remains in place today.



**Fig.6** c.1900 six inch OS map of Ollerton Station on the LD&ECR line [online] (National Library of Scotland)

The line predominantly remained as a mineral railway due to the connected lines to the collieries en route. The line was later passed to the Great Central

Railway (GCR) in 1907 and then their successor London and North Eastern Railway (LNER) in 1923. The passenger and tourist travel of this rail link proved to be difficult to sustain, particularly after the closure of the collieries, and the line was mainly closed in 1955 with some infrequent and occasional summer use until 1972.

## NEW OLLERTON & 20<sup>TH</sup> CENTURY

To the east and outside the Conservation Area boundary is the former colliery village of 'New Ollerton' which was laid out in the mid-1920s. This new housing development included approximately 1000 houses and attracted workers from all over the country. Its uniform and radial layout is typical of the 'model village' style. Ollerton colliery opened in 1926 by Butterley Colliery Company and was later nationalised in 1947, forming part of the East Midlands Division of the National Coal Board (NCB). The mine was closed at Ollerton in 1994.

During the interwar period, the Savile estate was fragmented and many buildings owned by the estate were auctioned off. In the 1920s the Butterley Colliery Company owned Ollerton Hall.



**Fig.7** c.1945 OS map of New Ollerton[online] (National Library of Scotland)

## SUMMARY OF SIGNIFICANCE

Ollerton's historic significance may have somewhat been overshadowed by the surrounding grand estates and ancient woodlands, but it continued to serve as a gateway to these important landscapes. The town was a minor seat for nobility, had connections for a long period with Papist estate owners of the Markham family, was associated with Royalists in the Civil War and had a continued small-scale industrial production of corn and hops for many centuries.

Later in the 20<sup>th</sup> century, the settlement dramatically altered with the opening of the colliery and development of the

model village for miners in the 1920s which led to the distinction of 'Old Ollerton' and 'New Ollerton'.



**Fig.8** Ollerton from the bridge c.1920



# CHARACTER APPRAISAL | THREE



# CHARACTER APPRAISAL | THREE

## LAYOUT AND STREET PATTERN

**O**LLERTON village can be characterised by its relatively linear street pattern in a cruciform layout along four principal roads – Main Street, Newark Road, Wellow Road and Station Road (see Fig.1).

The buildings, particularly at the centre, have a fine grain and are tightly knit. Most of the buildings face onto the highway with some underpasses or side alleys to access the rear of the plots and there are some buildings situated perpendicular to the roadside. Much of this layout character was likely inherited from the medieval origins of the village which were later overlaid with Georgian and Victorian buildings.

## PUBLIC REALM

### SURFACING

There is limited historic paving or surfacing within the public realm of Ollerton Conservation Area as it is mostly tarmac roads and pavements with stone setts. There is a small area of flagstones along the pavement of Church Street which makes a minor positive contribution to the character and appearance of the area.

## STREET FURNITURE

Some early-20<sup>th</sup> century historic street furniture has been retained which makes a positive contribution to the appearance of the Conservation Area. This includes the c.1935 K6 telephone kiosk (Grade II) along Main Street and the early-20<sup>th</sup> century signage at the junction of Main Street and Newark Road (Fig. 9 & 10).



*Fig.9 & 10 1920s road signage (left) and 1930s telephone kiosk (right)*

## ARCHITECTURAL CHARACTER

### BUILDING TYPES

Within Ollerton village, there are a mixture of residential, commercial, former industrial buildings and religious buildings. The house types range from small cottages to a large country house. The commercial premises include several 18<sup>th</sup> century pubs and inns, 19<sup>th</sup> century shops, a café in a former 18<sup>th</sup> century mill and mid-20<sup>th</sup> century garage. At the

centre of the village is the 18<sup>th</sup> century Church of St Giles and there is a former c.1869 Methodist Chapel on Station Road.

In addition, there are historic structures such as the bridges (Fig.11) over the River Maun and the mill course which are important infrastructure features.



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*Fig.11 Views of former Corn Mill and bridge*

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### **SCALE, FORM AND DESIGN**

Within the Conservation Area, buildings are mainly two or three storeys with pitched pantile roofs and hipped slate roofs. There is an overall fortuitous character as there are varying designs and types of buildings which developed over time and are illustrative of the varying wealth and status of the owners.

At Market Place, there are several 3-storey 18<sup>th</sup> century Georgian townhouse buildings with uniform and symmetrical facades, proportions and detailing. Many have retained the traditional timber sliding sashes to the first and second floor

and have a late-19<sup>th</sup> century shopfront inserted to the ground floor (see Fig.12).



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*Fig.12 The Old Post Office, Market Place*

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Victorian shopfronts usually favoured symmetrical Neo-Classical detailing and, traditionally, have a timber fascia above a glass frontage with pilasters to both sides and a stallriser. There are some simpler shopfronts along Church Street with just a simple window opening inserted which are modern.

The large coaching inns at the centre of the village also utilise Neo-Classical detailing, with the Hop Pole Hotel designed with a grand symmetrical façade and pedimented central bay that dominates this street frontage.

Along Main Street, Newark Road and Station Road, there are various cottage style dwellings which have a much simpler and rustic appearance (see Fig.14). These buildings are usually 2-storeys and are in a linear and rectangular plan form situated along the highway. The features are a mixture of Yorkshire sliding sashes,

double-hung sliding sashes and modern casements.



*Fig.13 Cottages along Main Street*

Dwellings have chiefly retained their historic plan forms and fenestrations, although there have been some modern window frame replacements. There are limited dormers in the Conservation Area, such as on Ollerton Hall and some discreet ones to cottages. There are some large modern ones to cottages along Station Road, which are inappropriate to the character and appearance.

The church is a simple Gothick style (Fig.15), possibly influenced by the earlier church on the site. Simple eclectic revival detailing is also visible in the former Methodist chapel along Station Road. Along Main Street the former Sherwood Garage illustrates a simple parapet frontage, which has echoes of the Art Deco movement.

The former Corn Mill has retained its functional industrial appearance and there are some former warehouses to the rear of buildings along Station Road that have retained their plan form well, although many have been converted to new uses.



*Fig.14 Historic photo Ollerton Hall (date unknown)*

### **OLLERTON HALL**

Ollerton Hall is an impressive H-plan country house, constructed in brick with ashlar detailing and a large hipped plain tile roof which dominates views of the village. The overhanging eaves are decorated with timber dentils and there are large chimney stacks which bookend the central historic part of the building.

Whilst currently vacant and derelict, the building is a high quality example of polite architecture and is illustrative of Classical detailing which was influential during this period of country house

building. Features such as the elongated timber sliding sash windows, symmetrical façade, proportions, oversailing eaves, pedimented central doorway, eared architraves and projecting wings are all a compilation of Carolean architecture and the design has been compared with Belton House near Grantham which dates from c.1680s.

### **MATERIALS**

The overriding impression of the village's architecture is its vernacular character, influenced by the availability of local building materials. From the 17<sup>th</sup> century, the use of bricks in Nottinghamshire became more widespread and buildings in Ollerton are predominantly constructed in a vibrant reddish-orange brick walling, which is reflective of the local geology. The predominant type of brick bond is a Flemish bond which uses stretchers and headers to create a distinctive pattern. Some buildings or gable ends are rendered or limewashed, which is also a traditional finish for many historic buildings in the area.

Ashlar and stonework is also intermittently used for walling or architectural features in Ollerton village. This is, however, mainly reserved for the grander buildings that display polite architecture such as Ollerton Hall and the church.



*Fig.15 Church of St Giles – stonework and ashlar*

Typically roofs are constructed in pantiles and are reflective of the hue of the Humber Clay which is used in the local area. Intermixed in the roofscape are some buildings with either plain tiles or slates.

Timber is the main material used for windows, although this has seen the greatest change in the Conservation Area as many historic timber windows have been replaced with inappropriate modern uPVC.

### **OPEN SPACES, PARKS, GARDENS AND TREES**

#### **FORMER HOP FIELDS**

The former hop fields to the west of Ollerton's built form add a pleasant rural backdrop or foreground to views from and of the village. The flat openness of the fields contrasts with the tightly knit urban grain of the village centre, but forms an important landscape setting. Additionally, this area has a strong

historic association with the development of the village as it is connected to the Savile family and the popularity of hop-production in Nottinghamshire from the mid-17<sup>th</sup> to mid-19<sup>th</sup> centuries.



*Fig. 16 view of Memorial Gardens*

### **MEMORIAL GARDENS**

The memorial gardens are situated on the northwestern side of the River Maun and it is a commemorative space for the lives of Ollerton soldiers lost during the First and Second World War. The land was donated by Lord Savile of Rufford and the money for the war memorial was raised by public subscription. The memorial was unveiled in 1920 by Lady Savile<sup>6</sup>. The gardens include an open grassed area, at the centre of which is a cruciform limestone war memorial. The

<sup>6</sup> Ollerton Village Memorial [online] Nottinghamshire County Council. Available:

site is bounded by the river and is shaded by various trees, both of which make this a pleasant and relatively tranquil site within the Conservation Area.

### **BESCAR LANE**

To the southeast of the village is Bescar Lane, which is situated on higher topography and has a much more secluded character due the abundance of mature trees which surround many properties. To the northern end of the lane, is an open field which enhances the rural character of the village and provides some key views over the historic centre of Ollerton village and longer range views of Sherwood Forest area.

### **MARKET PLACE**

The Market Place is a small area where the principal roads converge adjacent to the churchyard and, presumably, this was where markets took place. There are records of this occurring on a Friday in Ollerton and the village was one of few in Nottinghamshire to have markets. The area now consists of small area of pedestrianised public realm with flagstones, a bench and a tree.

### **TREES**

There are 3 Tree Preservation Orders (TPOs) within the Conservation Area boundary, which include trees within the grounds of Ollerton Hall, trees to the south of Station Road and trees north along Ollerton Road. In addition to these

<https://secure.nottinghamshire.gov.uk/rollofhonour/WarMemorials/Details/133>

TPO areas, there are other areas or significant tree groups which make a positive contribution to the character and appearance of the Conservation Area which are identified in the townscape analysis map (Appendix 2).

The group of trees within Memorial Gardens and those within the churchyard provide some form of seclusion and tranquillity to these spaces. The trees along the riverside enhance the rural setting of the village and add an attractive foreground to several views on the approach from Newark Road and from the bridge.

Some trees to the west of the Conservation Area boundary also provide a visual buffer to the unsympathetic service station development and preserve the rural setting of the Conservation Area.

There are a number of trees in the front gardens of houses, often for modern 20<sup>th</sup> century houses. In these instances these trees provide a visual buffer and mitigation to their appearance

### IMPORTANT VIEWS AND VISTAS

The informal and fortuitous arrangement of buildings in Ollerton can create quite pleasant and attractive views and vistas of buildings and streetscenes. In addition, there are areas of open fields which accentuate some views of landmark buildings, such as the Church of St Giles and Ollerton Hall, which were both designed to dominate the landscape.

Some important views are identified in the Conservation Area (see Appendix 3):

#### **VIEWPOINT 1 – OLLERTON HALL**

Ollerton Hall is a country house and it is designed and orientated to be a prominent feature on the approach from Ollerton Road. There are some modern bungalows along Ollerton Road now which interrupt key views of the asset, but there are still some prominent views of the building which can be appreciated along Main Street on the approach to the Conservation Area.

#### **VIEWPOINT 2 – FROM OLLERTON ROAD**

To the north of the Conservation Area, flat agricultural fields provide open green space as a foreground to accentuate the fortuitous built form and appearance of Ollerton village.



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*Fig. 17 View west along the River Maun (Viewpoint 3)*

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#### **VIEWPOINT 3 – WEST ALONG THE RIVER**

Views over the River Maun from the bridge bounded by trees with some views of vernacular buildings along Station Street interspersed in the background.

**VIEWPOINT 4 – FROM THE BRIDGE**

The view of the façade of buildings from the river to the former post office is one of the finest in the village which terminates at the White Hart Inn.



*Fig.18 Buildings along Newark Road and towards Market Place (Viewpoint 4)*

**VIEWPOINT 5 – HOP POLE HOTEL**

A landmark commercial building which dominates Main Street and provides a striking backdrop to the more traditional buildings along Newark Road and Market Place.



*Fig.19 Views towards Hop Pole Hotel (Viewpoint 5)*

**VIEWPOINT 6 – FROM THE CHURCHYARD**

Elevated views from the churchyard towards Station Street are framed by the corner plots of the White Hart Inn and the Old Post Office (Fig.5).

**VIEWPOINT 7 – STATION STREET TOWARDS THE CHURCH**

The fine grain of the buildings along Station Street concentrate and direct views towards the church which is situated atop a mound.



*Fig.20 Framed views of the church from Station Road (Viewpoint 7)*

**VIEWPOINT 8 – BESCAR LANE**

Views over the field at Bescar Lane towards the church tower and roofscape of Market Place as well as longer distance views of Sherwood Forest landscape.



## POSITIVE CONTRIBUTIONS

### LISTED BUILDINGS

Listed Buildings are designated for their *national significance* and protected due to their rarity and architectural or historic interest. Even though they are recognised for their individual heritage interest, they still contribute to the group value of the Conservation Area.

Ollerton Conservation Area has 11 Listed Buildings (Appendix 2 and 5) ranging from domestic to commercial buildings and structures. The following Listed Buildings are within Ollerton Conservation Area boundary:

- White Hart Inn – Grade II (listing ref: 1370162)
- Old Post Office – Grade II (listing ref: 1302573)
- Curiosity Cottage and adjoining shop – Grade II (listing ref: 1370161)
- Ollerton Watermill and adjoining Mill House – Grade II (listing ref: 1157098)
- Church of St Giles – Grade II (listing ref: 1045600)
- Hop Pole Hotel and adjoining Stable Block and Outbuilding – Grade II (listing ref: 1157065)
- K6 Telephone Kiosk – Grade II (listing ref: 1241206)
- Ollerton War Memorial – Grade II (listing ref: 1462834)
- Forest House Hotel – Grade II (listing ref: 1045599)

- Ollerton Hall – Grade II\* (listing ref: 1045598)
- Ollerton Hall boundary wall – Grade II (listing ref: 1157063)

### BUILDINGS OF LOCAL INTEREST

In addition to Listed Buildings, there are a number of unlisted buildings which make a positive contribution to the character and appearance of Ollerton Conservation Area. These were identified using the Historic Environment Record (HER) and the appraisal surveys carried out 2021-22 by the Conservation Team. These buildings of local heritage interest are highlighted in the map in Appendix 2.

## SUMMARY OF CHARACTER AND APPEARANCE

Ollerton is an attractive village of predominantly Georgian and Victorian buildings, constructed in the distinctively local orange-reddish brick which creates a vibrant and colourful settlement. The fine grain and irregular arrangement of buildings forms a fortuitous character and can often lead to some sublime views of landmark buildings. There are mature trees interspersed within the settlement and areas of open green space, all of which complement the vernacular character of buildings and enhance the rural charm of this quaint village situated in the wider setting of Sherwood Forest.

# MANAGEMENT PLAN | FOUR



# MANAGEMENT PLAN | FOUR

## WHAT IS A MANAGEMENT PLAN?

In accordance with S71 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, local planning authorities are required to review their Conservation Areas 'from time to time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'. This element of the process is known as the Management Plan and is an opportunity to provide proposals for conserving and enhancing the designated area.

The Management Plan will be reviewed every five to ten years and updated or modified where appropriate. Details of the Council's review schedule will be kept up-to-date online.

There are several mechanisms through which the Council can preserve and/or enhance the significance of the Conservation Area:

- Application of heritage-related legislation and policies in planning functions (e.g. the determination of planning applications)
- Formulation of policy and design guidance for specific issues (e.g. traditional shopfront design or alterations to windows)

- Introduction of further planning controls, such as Article 4 Directions
- Alteration of the boundary of the Conservation Area
- Production of 'development briefs' for specific sites
- Enforcement proceedings, such as the application of Section 215 Notices

## LISTED BUILDINGS

Listed buildings are also protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and are designated for their special architectural or historic interest. Listed Buildings come in three categories:

- **Grade I** buildings are of exceptional interest (only 2.5% of all listed buildings are Grade I)
- **Grade II\*** buildings are particularly important buildings of more than special interest (5.8% of listed building are Grade II\*)
- **Grade II** buildings are of special interest. Most listed building owners are likely to live in a Grade II listed building as these make up 92% of all listed buildings.

Alterations to Listed Buildings typically require listed building consent (LBC). Decisions on LBC applications require the local planning authority to consider what impact alterations might have on the

building or site's significance and special interest.

There are 11 Listed Buildings within Ollerton's Conservation Area boundary (see Appendix 2 and 5) and, as these contribute to the character and appearance of the Conservation Area, applications for the alteration of the Listed Building may impact the significance of the Conservation Area as well.

### BUILDINGS AND FEATURES WHICH MAKE A POSITIVE CONTRIBUTION

In addition to individual Listed Buildings, there are many buildings, structures and features which make a positive contribution to the character and appearance of Ollerton Conservation Area. These are highlighted in the Townscape Analysis map (Appendix 2) as 'Buildings of Local Interest'.

There are various reasons for their identification in the Appraisal, as set out by the following indicative criteria:

- Retention of historic fabric and features
- Associations with the historic development of the settlement
- Associations with local notable architects or landowners
- Illustrative architectural design or style

- Position in the streetscene
- Use of local materials in construction
- Group value and relationship with neighbouring buildings
- Historic boundary features or public realm features

As these buildings and structures make a positive contribution to the significance and character of the area, there should be a presumption against their demolition, loss or inappropriate alteration and this is reflected in the national and local planning policies (see below).



*Fig.21 View from churchyard to Old Post Office*

### APPLICATION OF LEGISLATION AND PLANNING POLICIES

Conservation Areas are a 'designated heritage asset' as they are protected under legislation<sup>7</sup> and are afforded a high level of protection to ensure that new

<sup>7</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

development preserves or enhances the character and appearance of that area.

The most common planning function which involves Conservation Areas is the determination of planning applications within the boundary or its setting. The local planning authority (i.e. the Council) is responsible for the determination of most applications and for ensuring that development proposals preserve or enhance the character or appearance of the area, as set out within the legislation.

In addition, the Council must also apply the national and local planning policies in the determination of planning applications. Section 16 of the *National Planning Policy Framework (NPPF)* is the relevant section in regards to historic environment. Newark & Sherwood District Council revised and updated the Local Development Framework Development Plan Document in 2019. The relevant local planning policies and objectives for heritage are:

- CP14: Historic Environment
- DM9: Protecting and Enhancing the Historic Environment

Once adopted by the Council, this Appraisal document becomes a material consideration in any planning decision relating to development in Ollerton Conservation Area and also within its setting. Policy DM9 of the LDF Allocations & DM DPD explains that development proposals will be expected to be in line with Conservation Area Appraisals. It is

anticipated, therefore, that the Ollerton Appraisal document will help inform decision-making and will be one of the most direct and effective means of managing the Conservation Area in the long term.

## BOUNDARY CHANGES AND MONITORING CHANGE

Although Ollerton was originally designated in 1972, there is limited information on any formal review processes during that time. Extensions to the Conservation Area boundary were designated in 1977 so as to include the open fields and landscape setting to the west. The boundary was then reviewed in 2021 and, following a public consultation in early-2022 on the proposed changes, the modern houses and service station (which were built post-designation) were removed from the Conservation Area boundary. These boundary changes are shown on the map in Appendix 1.

Monitoring change, both positive and negative, is very important for the long-term management of a Conservation Area. Regular surveys can, for example, help highlight problems that can be best tackled either through enforcement action or additional planning controls.

Local planning authorities should seek to update Appraisals, and where relevant, amend the boundary. The Council will review all Conservation Areas on a rolling basis, ideally within 5-10 year

cycles. Resources permitting, the next Ollerton Conservation Area review should take place before 2032.

### CONDITION

The majority of buildings within Ollerton are in a fair-good condition, but there are several pockets or areas of decline which bring down the overall condition of the Conservation Area. Subsequently, Ollerton Conservation Area was added to Historic England's 'Heritage at Risk' Register in 2013.

### OLLERTON HALL



*Fig. 22 Ollerton Hall is currently vacant and in a poor condition*

Ollerton Hall (Grade II\*) is a landmark building within the historic village and has been vacant and derelict for a number of years and is having a significant detrimental impact on the character and appearance of the Conservation Area.

### FORMER SHERWOOD GARAGE

The former Sherwood Garage (Fig.23) on Main Street which has a simple Art Deco

form and parapet style is empty and in a deteriorating condition.



*Fig. 23 Former Sherwood Garage*

### FORMER CAFÉ ALONG WELLOW ROAD

The former café/shops along Wellow Road, to the rear of the White Hart Inn, have been vacant and derelict for a prolonged period and are detracting from the surrounding quality and aesthetic interest of the Conservation Area.



*Fig. 24 Vacant and boarded up shopfronts along Wellow Road*

## DETRACTING FEATURES

Many buildings and houses along Station Road are not listed and there has been a significant loss of historic features, such as traditional windows and doors, which has diminished some of the historic and architectural value of Ollerton Conservation Area. This is particularly noticeable on Church Street (Fig.25 & 26) and Station Road. In addition, there have been some inappropriate large modern dormers added to some historic buildings which are out of proportion with their vernacular appearance.



*Fig. 25 c.1910 photo of Church Street*



*Fig. 26 Loss of historic features Church Street*

There are some large areas of open car parking – opposite the White Hart and adjacent to Bella Vita – which are gap sites and their tarmacked openness does not contribute to the vernacular or rural character of the area. In addition, the bollards to these sites and the former Sherwood Garage (Fig.23) are not traditional highways features. This all diminishes the special interest of the area.

Along Station Road, on-street car parking creates cluttered appearance and distracts from the historic buildings.

In addition to the above, there are some corrugated sheds in the White Hart Inn car parking area (Fig.27) which are uncharacteristic of the built form and materials of the village. These detract from the aesthetic and architectural value of the Conservation Area.



*Fig. 27 Car park to White Hart with modern corrugated sheds*

Whilst trees and greenery are often a positive feature of Ollerton Conservation

Area as they contribute to the rural character, the overgrown verges along Wellow Road appear unkempt and not a pleasant feature (Fig.28). There are also large areas of overgrown greenery behind the former Sherwood Garage showing signs of neglect and decay of the site.



*Fig. 28 Verges along Wellow Road leading to Back Lane*

## NEW DEVELOPMENT

Much of the new development which was inappropriate to the area's special interest was removed from the Conservation Area boundary in 2022 (see Appendix 1). However amongst the village's built heritage there are pockets of infill new development, predominantly dating from the late-20<sup>th</sup> century, which does not make a positive contribution to the character and appearance of the area due to the form, layout, design and palette of materials.

Nevertheless, the visual impact of these areas or individual buildings are in many

instances muted by the relatively low-rise scale of the buildings, set back from the roadside and screening provided by surrounding mature trees and vegetation (notably along Bescar Lane for the latter).

Overall, this has helped minimise the visual impact of these modern dwellings and they often have a neutral impact on the character and appearance of the Conservation Area as a result.

## POTENTIAL FOR ENHANCEMENT

Ollerton Conservation Area is on Historic England's 'Heritage at Risk' Register and during the appraisal surveys carried out 2021-22 a number of sites were highlighted as opportunities for enhancement (see Appendix 4) due to their deteriorating condition.

A key priority for enhancement in Ollerton village is the repair and reuse of empty and derelict heritage buildings within the boundary. In addition to this, there is further potential for enhancement through the improvement of the condition and appearance of gap sites amongst the surrounding built heritage.

A Development Brief or planning enforcement action may be the solution to bring about the reuse and/or improvement of the condition of these sites and buildings.

The following would be a good basis for an enhancement strategy:



- Retention, repair and enhancement of historic buildings and their architectural features, including brick detailing, traditional windows and doors, roofing materials, chimney stacks and cast iron rainwater goods
- The reintroduction of appropriate architectural and historic features, such as timber sash windows, or clay pantile roofs
- Improvements to the highway features, including surfacing and placement of signage

There are currently no plans to provide a specific building grant scheme in Ollerton Conservation Area. Should the opportunity arise and resources become available, this Conservation Area Appraisal would be used as a basis for developing an appropriate strategy from a grant scheme i.e. improvement of building conditions or reinstatement of architectural features.

### STRICTER PLANNING CONTROLS, INCLUDING ARTICLE 4 DIRECTIONS

Features, such as windows and doors, often make an important contribution to the architectural and historic interest of heritage assets. The significance and aesthetic quality of the historic environment is sensitive to changes and the cumulative effect of loss of traditional features or unsympathetic alterations can have a negative impact on the character

and appearance of the Conservation Area.

It is possible to restrict alterations, such as the replacement of windows and doors, through the introduction of an Article 4 Direction. This is a commonly used tool to help manage the character and appearance of Conservation Areas.

There has already been a significant loss of these types of features in unlisted buildings within Ollerton Conservation Area and, at this stage, it would not be effective to designate an area-based Article 4 Direction. This will, however, be regularly monitored and reviewed.

### DEVELOPMENT BRIEFS

The Conservation Management Plan can be used to identify any sites that would benefit from a development brief. A development brief is an outline of what might be expected or acceptable in principle on an identified development site prior to a formal development proposal. This might be a gap site, for example, or a site under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the Conservation Area where redevelopment can be demonstrated to lead to potential enhancement of the historic environment.

The definition and characterisation of the Conservation Area can be expanded to form a detailed design brief in order to

help promote an appropriate form of development on the site.

There are currently 6 sites within Ollerton Conservation Area that may benefit from a development brief (see Appendix 4):

1. Ollerton Hall and grounds
2. Former Sherwood Garage
3. Land to the rear of Sherwood Garage
4. Car parking area along Main Street
5. Former café along Wellow Road
6. White Hart Inn car park

## POLICY AND DESIGN GUIDANCE

The Council has produced several relevant design guidance documents on development within the historic environment, including shopfronts and advertisements and the conversion of rural buildings. The Conservation Team is intending to produce further guidance documents on all aspects of heritage and these will be made available on the Council's website.

It is hoped that this advice will help owners and developers of buildings in the historic environment make informed decisions and, therefore, contribute positively to the management of Ollerton Conservation Area.

There are several traditional shopfronts and commercial premises within the Conservation Area. Whilst many of these are Listed Buildings, the Conservation

Area could still benefit from some area-based design guidance for signage and advertisement.



*Fig.29 c.1950s view of Forest House Guest House (now Bella Vita) [Inspire Photos]*

## ENFORCEMENT PROCEEDINGS

Unauthorised works, breaches of planning control and non-compliance with approved planning applications can harm the quality of the historic built environment as the local authority has not been able to carry out its statutory function in applying the heritage-related policies and legislation in the determination of the development. Where continuous breaches of planning control occur, this can cumulatively erode the special interest of heritage assets (including Conservation Areas and Listed Buildings).

It is, therefore, important that the local planning authority investigates breaches of planning control within Conservation Areas and to Listed Buildings as this can help preserve the quality and interest of the historic environment. The local planning authority has various tools to

deal with breaches of planning in Conservation Areas and Listed Buildings:

- Enforcement Notices
- Listed Building Enforcement Notices
- Stop Notices
- Injunctions
- Prosecution

The appraisal survey carried out by the Conservation Team in 2021 may be used to highlight any planning breaches and the local planning authority will take appropriate action where necessary. Anyone can report a suspected planning breach by contacting the Council's Planning Enforcement Team. For further information, please see the Enforcement Charter on the Council's website.

In addition to the above, the local planning authority also has general powers under the *Town & Country Planning Act 1990* to issue a Section 215 Notice on an owner (or occupier) of any land or building whose condition is adversely affecting public amenity. These notices are specific to each site and can require the person responsible to clean up the site or building, or the authority can carry out the work itself and reclaim the costs from the owner. This is a commonly used tool by local planning authorities to improve visual amenity in Conservation Areas.

## RECOMMENDATIONS AND NEXT STEPS

The main aim of the Conservation Area Appraisal and Management Plan is to encourage high quality design for new development and proposed alterations. The document also seeks to set out a plan and guidance for addressing current prevalent issues.

The following aims and objectives respond to the challenges and opportunities identified in this Appraisal document:

1. Homeowners, landowners, developers and any other parties proposing new development or alterations within the Conservation Area boundary should take account of the information and guidance in this document and approach NSDC for further advice regarding proposed works and development.
2. Any approvals for relevant planning permissions should comply with all the relevant legislative tests and national and local planning policies.
3. Proposed development which would involve buildings or large built structures in areas of positive green space, such as west of the River Maun and along Bescar Lane (highlighted in Appendix 2), should be resisted to preserve the rural character of the Conservation Area.
4. Backland new development should be resisted as this may negatively impact

the historic plan form and layout of the Conservation Area.

5. Proposed demolition and removal of buildings, structures and features which are identified as positive features in Appendix 2 should be resisted as this may erode and diminish the significance of the Conservation Area.
6. Favourable consideration should be given to development proposals which seek to reinstate traditional and sympathetic architectural features (where they have been previously lost or inappropriately altered) or to improve the condition of heritage interest buildings.
7. Traditional shopfronts and signage should be retained wherever possible and any proposed alterations should be sympathetic to the period of the building and/or, where appropriate, the historic shopfront inserted.
8. Tall developments within the wider setting of the Conservation Area should be resisted where it may negatively impact the rural setting and character of Ollerton Conservation Area.
9. Favourable consideration should be given to development proposals which enhance or better reveal the setting and/or significance of heritage assets within the boundary.

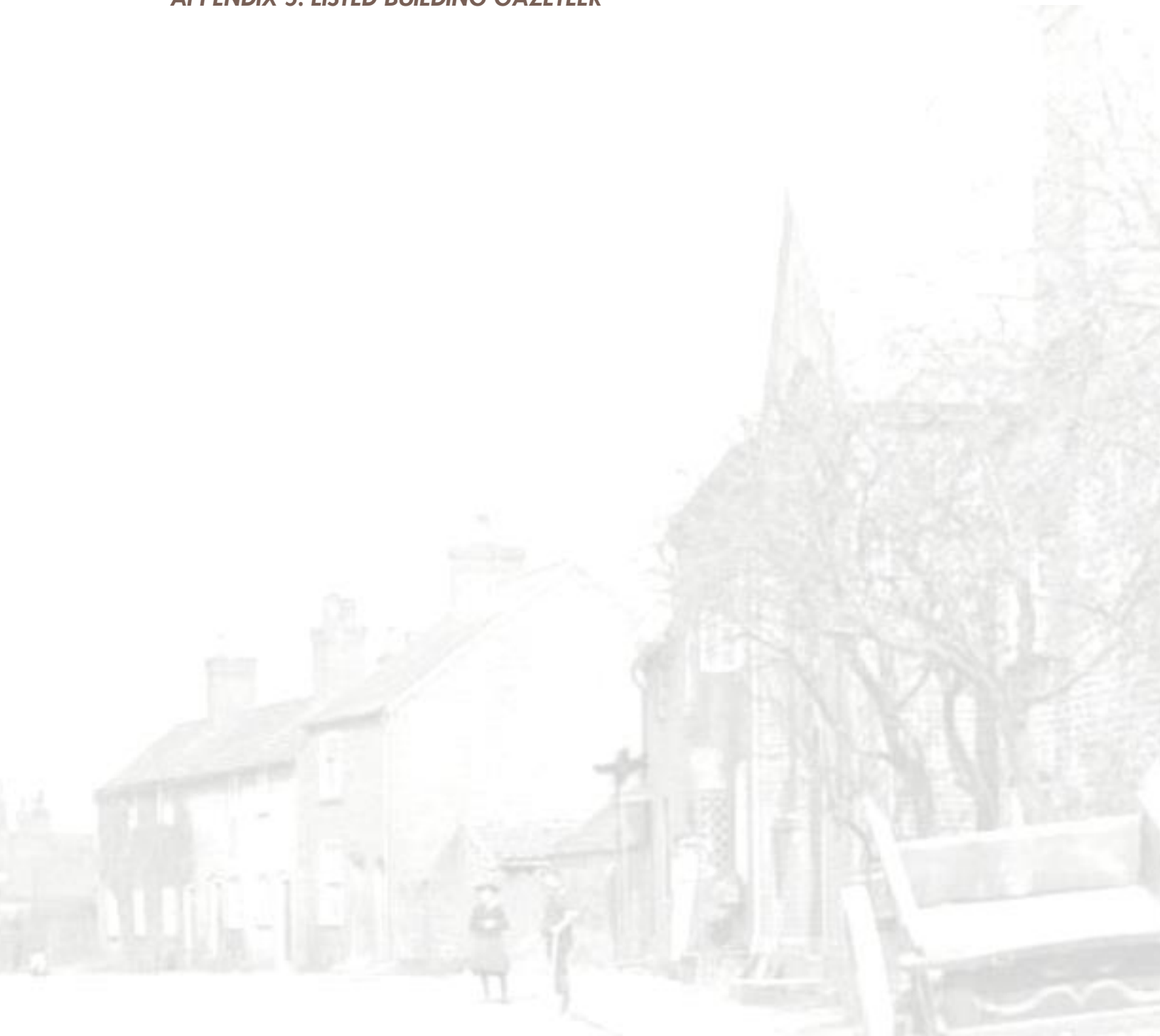
***APPENDIX 1: MAP OF BOUNDARY CHANGES***

***APPENDIX 2: TOWNSCAPE ANALYSIS MAP***

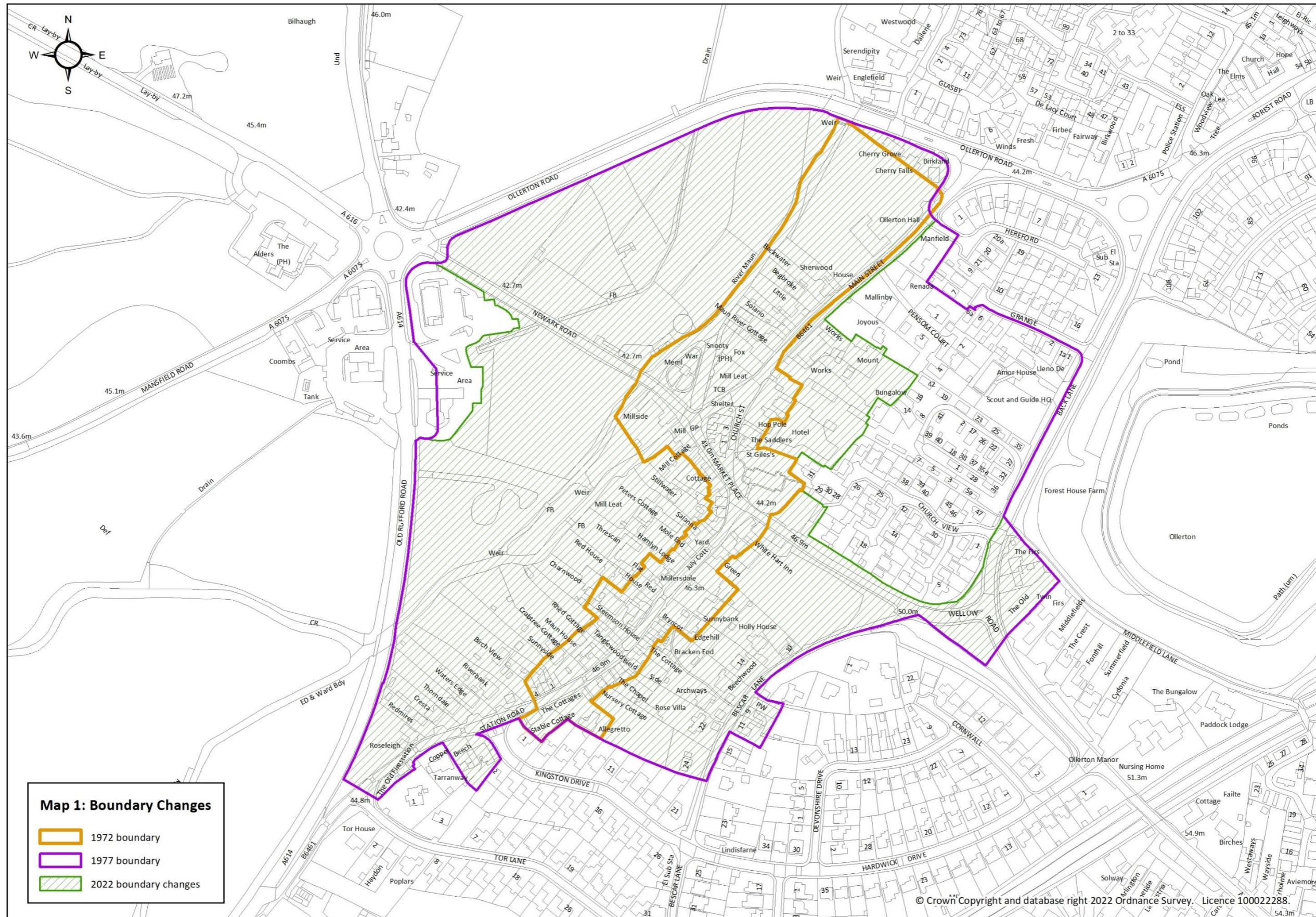
***APPENDIX 3: MAP OF IMPORTANT VIEWS AND LANDMARK BUILDINGS***

***APPENDIX 4: MAP OF OPPORTUNITIES FOR ENHANCEMENT***

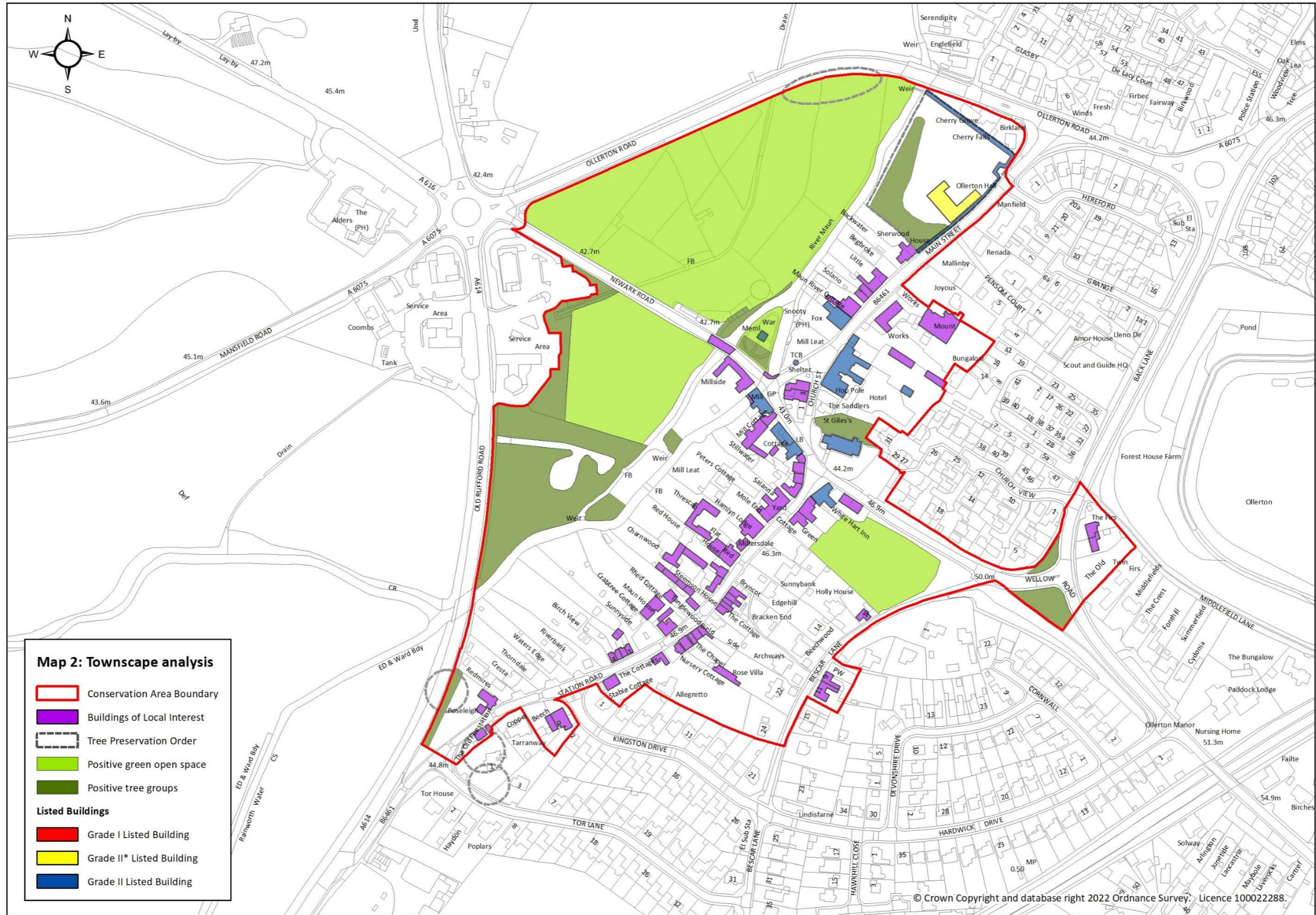
***APPENDIX 5: LISTED BUILDING GAZETEER***



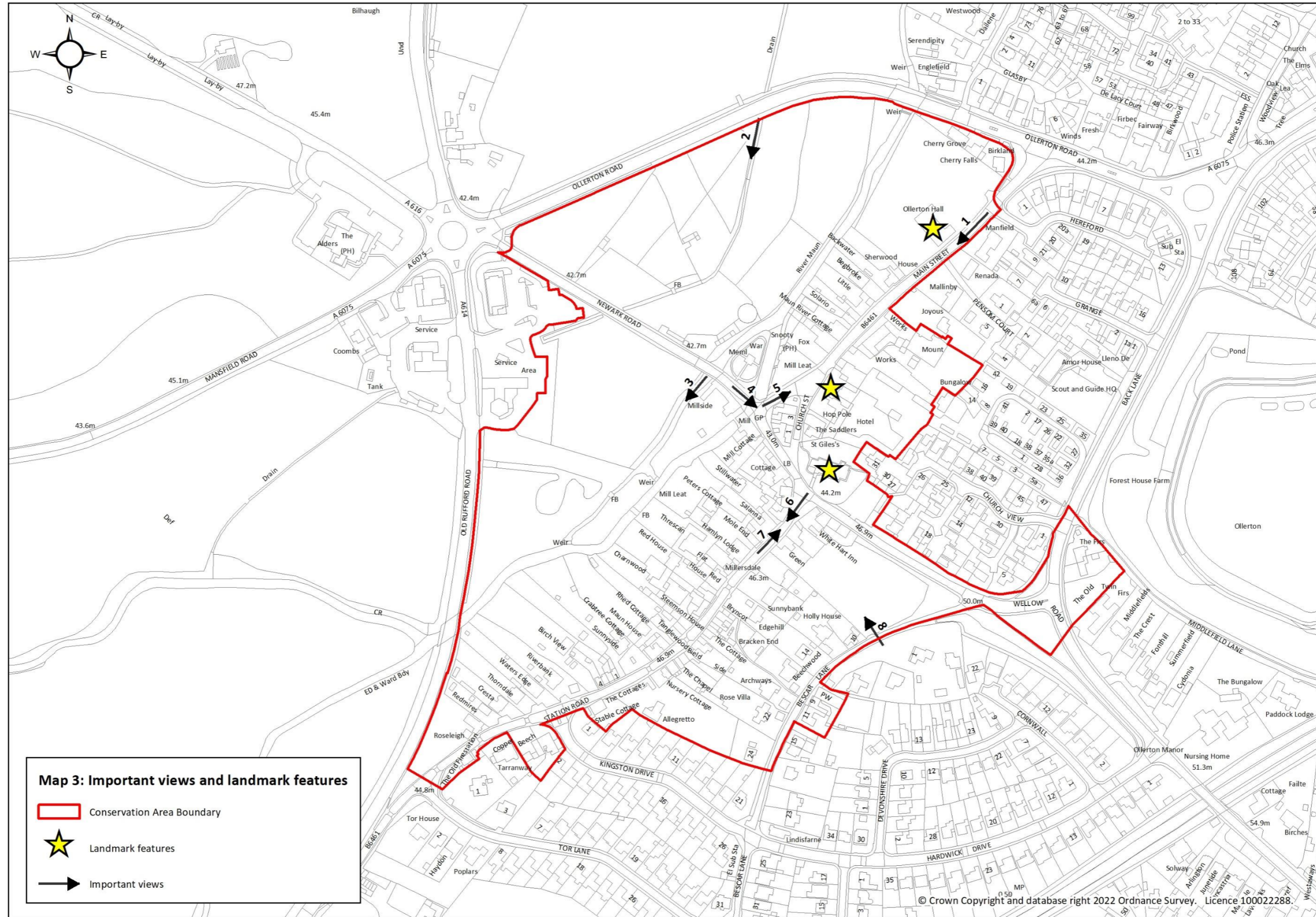
# Appendix 1: Map of Boundary Changes



Appendix 2: Townscape Analysis Map

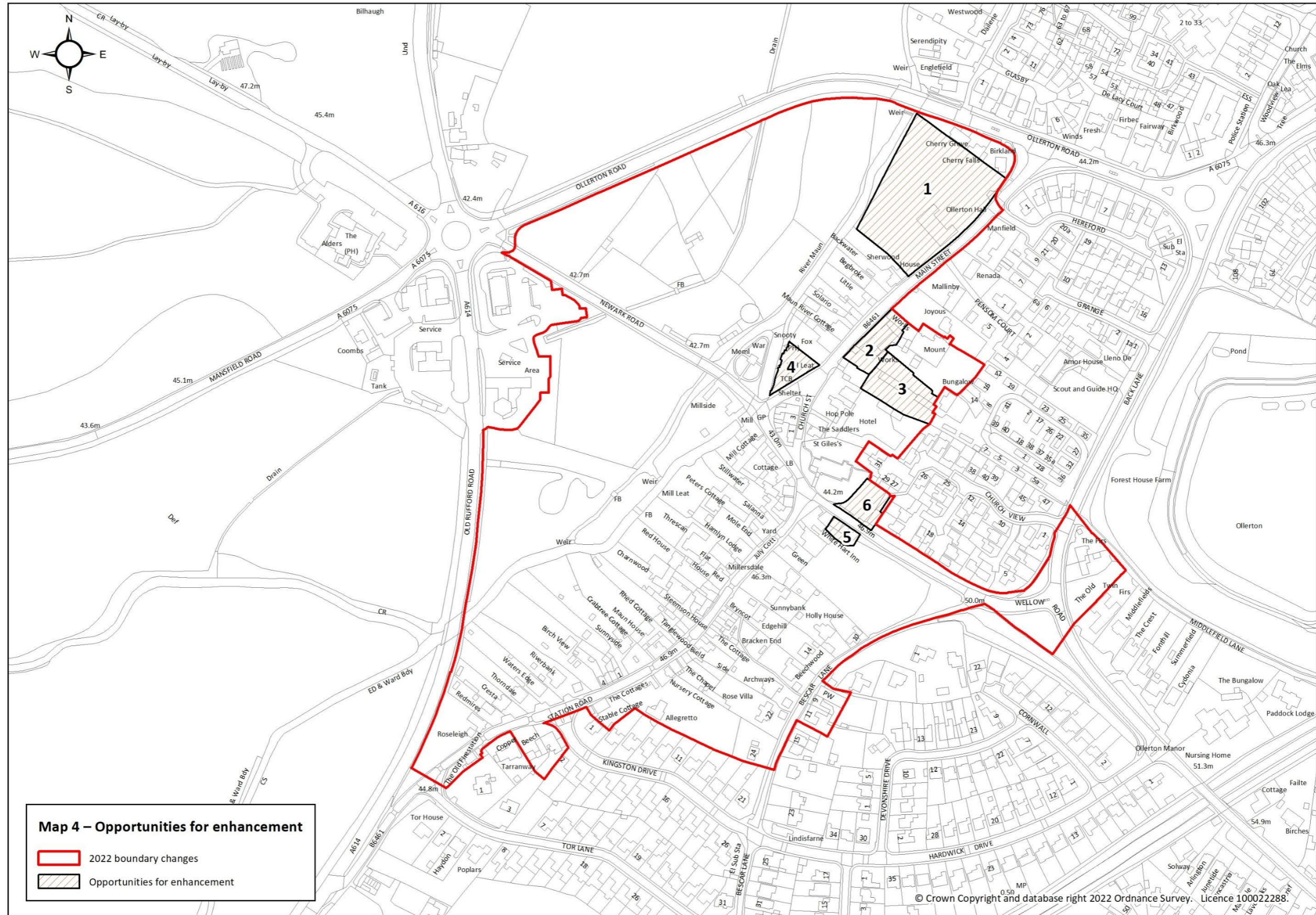


Appendix 3: Map of Important Views and Landmark Buildings





### Appendix 4: Map of Opportunities for Enhancement



## Appendix 5: Listed Building Gazetteer

### WHITE HART HOTEL – GRADE II

Public house. Late C18. Brick with C20 pantile roof. 2 gable and 2 ridge stacks. 3 storeys, 6 bays. L-plan. Windows are plain sashes with segmental heads and painted quoins. West front has off centre doorway with curved stone brackets to hood, flanked to left by single sash and to right by 4 sashes. Above, 6 sashes and above again, 6 smaller sashes. Rear wing, 2 storeys, 3 bays, has casements with segmental heads.

### CHURCH OF ST GILES – GRADE II

Parish church. c.1780. Gothick style. Irregularly coursed ashlar and brick, rendered. Plain tile and gabled and lean-to slate roofs, low pitch. Ashlar dressings, single capped gable stack. West tower, nave and chancel under continuous roof, C19 vestry and adjoining store, south porch. West tower, 3 stages, has chamfered plinth, 2 string courses, crenellated parapet with 4 crocketed pinnacles, and wind vane. First stage has to north, doorway with lancet-panelled door. Second stage has to south and west, clock, and to north, double lancet. Third stage has 4 double lancet louvred openings. Nave, 4 bays, has 4 triple lancets on each side. North side has to east, lean-to store with cross window to west and door to east. Single bay lean-to vestry has single mullioned window to east. Single bay chancel has to east, triple lancet. Gabled south porch has moulded pointed doorway. Interior has wooden benches, arched plaster ceiling and chamfered pointed doorway with diagonal boarded doors. Aisleless nave has elliptical window heads and intermediate ogee headed panels. Moulded cornice and coved plaster ceiling with C19 brass chandelier. South-east window has stained glass by Heaton, Butler and Bayne, 1875. Half round tower arch has moulded arris. C13 style panelled screen, 1901. Tower chamber has rounded stair enclosure with curved boarded door. Half round chancel arch has panelled intrados. Chancel has half height fielded panelling and moulded cornice. East window has stained glass by C. G. S. Foljambe, 1871. Fittings include roll moulded panelled benches, mid C19 cast iron desks and lectern, late C19 panelled octagonal pulpit and round polished granite font with grouped shafts. C17 oak plank parish chest with 3 locks. C18 chair with turned legs and cutout carved back. Monuments include re-sited headstone to Col. Thomas Markham, 1643. Hatchment, late C18. Classical marble tablet, 1825. 8 C20 brasses. War memorial brass, 1919.

### OLD POST OFFICE – GRADE II

House. Early C18. Used as Post Office from early C19. Brick with C20 pantile roof. First floor band, coped gables with kneelers, 2 gable stacks, that to west projecting. 2 storeys plus garrets, 4 bays. Windows are glazing bar sashes with rubbed brick heads. Front has to left, tiny sash and to its right, early C19 shop front with central half glazed door with overlight and blank fanlight, flanked by single large sashes with elliptical fanlight heads. 4 timber pilasters and dentillated cornice. To right, 2 sashes. Above, 4 sashes. East gable has mullioned casement to garret.

## **CURIOSITY COTTAGE AND ADJOINING SHOP – GRADE II**

Cottage and adjoining shop. Late C18. Brick with pantile roof. Dentillated eaves, single gable stack. 2 storeys, 3 bays. Windows are 2 and 3 light mullioned casements. Front has off-centre panelled door with segmental head, flanked by single casements. To right, C20 glazed door and shop window. Above, 3 smaller casements.

## **OLLERTON WATERMILL AND ADJOINING MILL HOUSE – GRADE II**

Watermill and adjoining house. Mid and late C18. Brick with steep pitched plain tile roof. Dentillated eaves, single gable and single ridge stacks. 2 storeys plus hopper floor in garret. Single and 3 bays. Mill house, to left, has glazing bar sash and to right, C20 Classical doorcase with overlight. Above, glazing bar sash. Sashes have segmental heads. Mill has slightly projecting central bay with central pair of doors with ashlar jambs and concrete lintel. To left, casement and beyond, glazing bar sash. To right, blocked opening and remains of wheel arch. All openings have segmental heads. Above, central close boarded door with overlight and to left, glazing bar sash. To right, blocked opening, all with segmental heads. Rear elevation has off centre projecting gabled wing. To left, wheel opening with segmental ashlar head. To right, hatch with segmental head. Beyond, under archway, C19 casement and C20 door. Beyond again, C20 casement and door with segmental head. Above, off centre casement with segmental head, and to right, C20 oriel window. Rear wing has to south, remains of single casement, and to east 2 close boarded doors with segmental heads. West gable has door and to right, blocked opening. Above, a single casement on each floor, all C20. Mill has C19 king post roof with double tenoned purlins. Complete workable mill machinery, early C19, with 12 ft. diameter undershot wheel driving 3 sets of stones and windlass with clasp arm wheel. Stone lifting and maintenance equipment also present. Mill house has chamfered span beams.

## **HOP POLE HOTEL AND ADJOINING STABLE BLOCK AND OUTBUILDING – GRADE II**

Hotel. c.1740. Outbuilding to right, early C18. Stable block to left, late C19. Brick with plain tile roof. First floor band, dentillated timber eaves, cogged and rebated brick eaves, 3 gable, single ridge and single side wall stacks. 3 storeys, 18 bays arranged 5/4/5/3/1. Stable block has central carriage entry with segmental head, flanked by 3 recessed bays, each with a casement, all with segmental heads. Above, 5 plain sashes with rubbed brick heads. Left wing has 3 plain sashes and to right, door with overlight. Above, 4 glazing bar sashes. Central block has projecting pedimented central bay with Classical timber doorcase with pilasters and open pediment. Round headed doorway with keystone and fanlight, panelled door. Flanked by 2 plain sashes. Above, 4 glazing bar sashes, and above again, 4 smaller sashes. Above again, dentillated pediment has half round window with brick keystone and imposts. Right wing has 3 plain sashes and above, 3 glazing bar sashes. Outbuilding to right has coped gable. Central glazing bar sash with segmental head. To right, C20 door with overlight. Above, 2 blocked openings. South side, 6 bays, has to left, C20 door and flanking light, and to right, 4 glazing bar sashes. Above, plain sashes to left and close boarded door to right.

## K6 TELEPHONE KIOSK – GRADE II

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

## OLLERTON WAR MEMORIAL – GRADE II

Ollerton War Memorial stands at the centre of a triangular-shaped memorial garden which is bounded by Main Street/Newark Road on the south-west, the River Maun to the north-west and the mill race to Ollerton watermill to the east.

The memorial, which stands some 3.5m high, takes the form of a Crusader cross which rises from a tall, tapering, rectangular shaft. The shaft stands on a deep, trapezoidal plinth, rectangular on plan, which in turn sits on a square, three-step base. The whole stands on a concrete foundation.

The principal dedicatory inscription is in leaded lettering on the lower section of the shaft's south-west (front) face and reads 'ERECTED / BY THE INHABITANTS / OF OLLERTON, / TO THE GLORY OF GOD, / AND IN GRATEFUL / MEMORY OF THOSE / WHO GAVE THEIR LIVES / FOR THEIR COUNTRY / IN THE GREAT WAR / 1914 - 1918.' On the plinth below are the names of the 16 men who died in this conflict along with the names of a further 15 men who died during the Second World War.

Placed on the second step of the base is a mid-C20 memorial flower vase inscribed 'IN MEMORY OF / TERENCE ARTHUR / GILLOTT / DIED ON ACTIVE / SERVICE IN CYPRUS / AUG. 28TH 1956 / AGED 21 YEARS'. On the step below is a late-C20 stone memorial tablet inscribed 'IN MEMORY OF / CORPORAL STEPHEN RUSSELL McCONIGLE / KILLED ON ACTIVE SERVICE IN NORTHERN IRELAND / ON 4TH MAY 1989, AGED 30.'

## OLLERTON HALL – GRADE II \*

Country house. c.1700. Brick with ashlar dressings. Hipped plain tile roof. Moulded ashlar plinth, stone and brick first floor bands, dentillated timber eaves, ridge and 4 gable stacks. 2 storeys plus garrets, H-plan. 11 bays arranged 2/7/2. Windows are glazing bar sashes with moulded panelled architraves and sills. Similar windows in wings and at rear have rubbed brick heads. North front has central 3 bays stepped forward and flanked by single giant pilasters. Central classical doorcase has panelled eared architrave and reeded curved brackets to segmental pediment. To left, 3 sashes and to right, 2 sashes and a blocked opening. Above, 6 sashes and to right, blocked opening. Above again, a flat roofed dormer. East wing has to north a C19 doorway and a casement. Above, single sash and a blocked opening. West wing has to left a sash and above, a sash and a blocked opening. East return angle has to left, 2 small casements and to right a moulded ashlar doorway. West return angle has, above, 2 blocked openings. East front has to left, blocked opening and to right, 6 boarded sashes. Above, the same arrangement. Above again, 2 flat roofed dormers with sashes. West front has to left 4 boarded sashes, and to right, door with overlight and beyond, 2 sashes. Above, blocked opening to left and 6 sashes.

Above again, 3 leaded gabled dormers with sashes. South front has symmetrical projecting bays with eaves bands and coped gables. Off-centre doorway with panelled architrave, flanked to left by 5 sashes and to right by blocked opening and a sash. Above, to left, 5 sashes, and to their right, 2 blocked openings. Beyond, C19 sash on different level, and beyond again, a sash. Interior has fine early C18 framed stair with vase and stem balusters in poor state of repair. Arranged round square flagged well.

## **BOUNDARY WALL AT OLLERTON HALL – GRADE II**

Boundary wall. Early C19. Brick with ashlar caps. Ramped brick and ashlar coping. L-plan. East side has to left, square pier and blocked doorway. To right, dwarf wall with ashlar coping, carrying paling fence, flanked by square piers with pyramidal caps and beyond, single doorways. To right again, incurve to main gateway with 2 square piers. To right again, rounded corner.

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