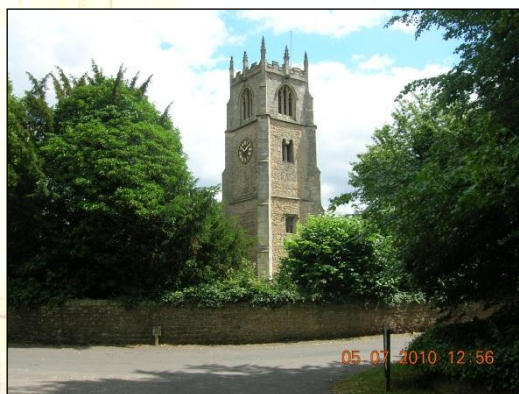


Carlton in Lindrick Conservation Area Appraisal & Management Plan

January 2011



(Updated November 2013)



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title:	Bassetlaw District Council: Carlton in Lindrick Conservation Area Appraisal & Management Plan.
Summary:	This document sets out the Council's Appraisal of the special architectural and historic interest of Carlton in Lindrick Conservation Area and a management plan with proposals for enhancement and preservation.
Approved:	This document was approved by Planning Committee on the 12 th January 2011.
Update:	The November 2013 update takes account of changes to both local and national planning policy, to Government legislation and to English Heritage guidance. Whilst references to these policy and guidance documents have been amended, the content and analysis in the appraisal are substantially unchanged from the 2011 version.

Consultation summary:

The Council undertook public consultation with local residents and property owners, English Heritage, The Government Office for the East Midlands, Worksop and District Archaeological and Local History Society, Nottinghamshire County Council and other relevant consultees, in the period between 22nd September to 6th December, 2010.

Document availability:

Copies of the Appraisal document are available at Bassetlaw District Council Planning Services and on the Council's website:

www.bassetlaw.gov.uk/

A public meeting was held on the 4th October 2010. The outcomes of this meeting and public consultation on the draft appraisal and management plan is summarised in a consultation report presented to Planning Committee on the 12th January 2011. The consultation report is available on the Council's website and from Planning Services on request.

Front page: photographs of Carlton in Lindrick Conservation Area and its environs (source: Bassetlaw District Council, 2010)

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1. INTRODUCTION

- 1.1 Carlton in Lindrick lies approximately 3 miles to the north of Worksop Town Centre (1.5 miles from the modern Worksop suburb of Gateford). The Conservation Area was designated on the 16th June 2010. This is an amalgamation/extension of the two previous Conservation Areas (South Carlton originally designated in July 1973 and North Carlton in June 1979). As a settlement Carlton is of significant age and is mentioned in Domesday¹.
- 1.2 Within the settlement are two townships (historically part of the same parish of Carlton in Lindrick). South Carlton lies primarily to the west of the A60 (High Road) and is centred on Church Lane, which runs in a loop off High Road. Within the loop is the stone-built Saxon Church of St John the Evangelist (foundations of 7th/8th century date). West of the church, Carlton Mill is of 18th century date although is probably on the site of earlier mills mentioned in Domesday². West of Church Lane is the site of Carlton Hall, demolished in the 1950s although its outbuildings remain. The majority of buildings within South Carlton are constructed of local Magnesian Limestone with clay pantile roofs. To the south east of this area is Wigthorpe, a hamlet that includes Wigthorpe Hall, likely to be the site of one of the six halls mentioned in Domesday.
- 1.3 North Carlton lies to the east of the A60 and the majority of its older buildings are similarly constructed of local limestone with pantile roofs. Indeed, some of the stone was quarried on the edge of the village at Tinkers Hill (the rest probably coming from nearby quarries at Anston, Woodsetts and Steetley). Unlike South Carlton, the settlement pattern of North Carlton appears more tightly packed and of a more regular/planned form. To the west of North Carlton is a large post-war housing estate (part of which was associated with Firbeck Colliery at Costhorpe to the north).
- 1.4 The wider landscape is dominated by the historic development and influence of large halls/estates at South Carlton, Wigthorpe, Gateford, Wallingwells and Hodsock (North Carlton may have had a hall although no evidence remains).

What is a Conservation Area?

- 1.5 From time to time, the local planning authority has a duty to designate new Conservation Areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Unlike listed buildings, which are designated by central government, Councils designate Conservation Areas locally (although this does not preclude the Secretary of State or English Heritage from doing so. Conservation Areas were introduced by the Civic Amenities Act 1967. The legislation has since been consolidated under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines Conservation Areas as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (section 69 (1))

¹ Discussed in paragraph 2.17 (page 16)

² Discussed in paragraph 2.12 (page 15)

- 1.6 An area may warrant designation if, for example, it has an historic layout of streets, or a grouping of historic buildings that reflect the materials and style of the region. It may also be an area reflective of a particular historical time period, or it could be that the relationships between buildings and spaces create a unique historic environment.
- 1.7 Designation brings certain duties and controls to the local planning authority:
- Proposals will need to be formulated from time to time for the preservation and enhancement of Conservation Areas in the form of a management plan;
 - In exercising their planning powers, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas;
 - The local planning authority is able to carry out urgent works to preserve unoccupied unlisted buildings in a Conservation Area.

What is an Appraisal?

- 1.8 This document is an assessment of the character and appearance of Carlton in Lindrick Conservation Area and surrounding areas. In light of recent policy on the setting of heritage assets in the NPPF, together with guidance on setting by English Heritage, the wider area of the Conservation Area has also been considered. This Appraisal clearly defines and records the special interest of the area and will ensure that there is an understanding of what is worthy of preservation. The Appraisal will be used to assess the boundaries of the existing Conservation Area, formulate policies for the preservation and enhancement of the area as a whole and to provide material information for decision makers regarding future development.
- 1.9 Conservation Area Appraisals are based upon guidelines set out in English Heritage publication: *Understanding Place: Conservation Area Designation, Appraisal & Management* (March 2011).
- 1.10 The following themes have been explored in the preparation of this appraisal:
- Archaeological and historical sites/monuments/buildings
 - Social, economic and demographic background
 - Current and past land use
 - Geological and topographical mapping
 - Building types, groups of buildings, density of buildings
 - Place names and historical references (e.g. road and transport evolution)
 - Aerial photos
 - Important views, vistas and landscapes
 - Historic environment record (HER) data
 - Plot layout/building orientation and the importance of gaps between buildings and any wider open spaces
- 1.11 Within the Conservation Area Appraisal, important buildings and topographical features have been identified because they contribute very positively to the character and appearance of the Conservation Area. **The exclusion of any building or feature within the appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the**

Conservation Area. It should be noted that all planning proposals will be treated on their own merits.

- 1.12 Determining the merit of unlisted buildings in a **Conservation Area** requires careful consideration of a number of issues, including architectural merit, usage and relationship to the historic street layout. The methodology recommended by English Heritage has been adapted and utilised in this appraisal³. Details are set out in Appendix B.

³ *Understanding Place - Conservation Area Designation, Appraisal & Management* (March 2011).

Map 1 – Carlton in Lindrick Conservation Area boundary

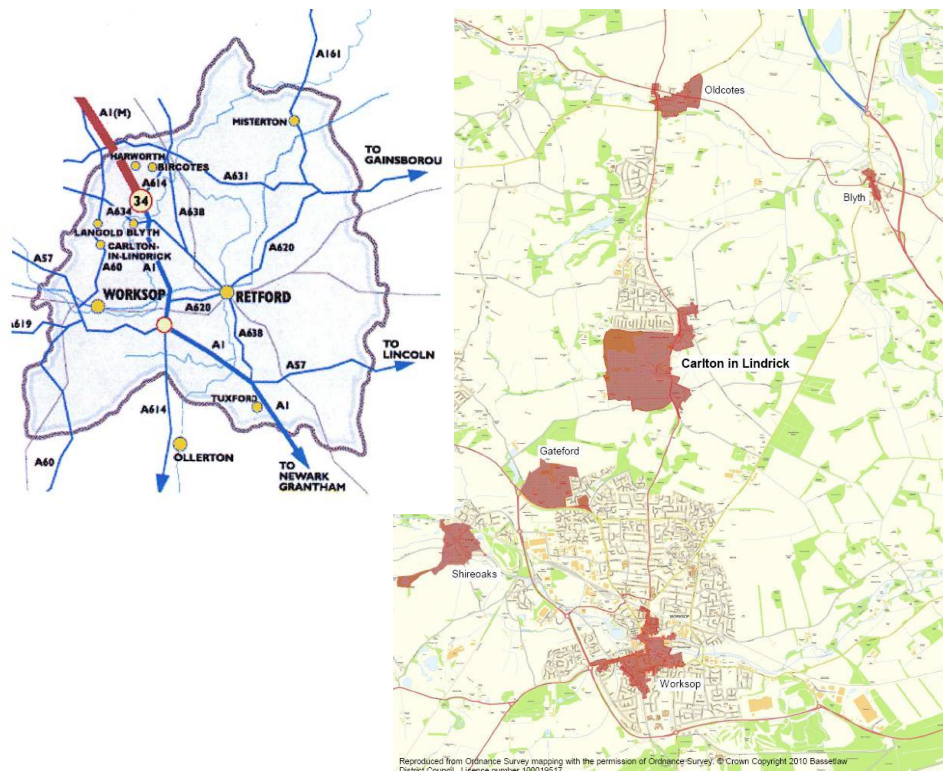


2. GEOGRAPHIC AND HISTORIC CONTEXT

Location and population

- 2.1 Carlton in Lindrick lies approximately 3 miles to the north of Worksop (Town Centre) and is built around two small watercourses known locally as Owlands Wood Dyke/The Dyke/Mill Stream and Caudle Dyke. The settlement has an estimated population of 6000⁴ people. Carlton in Lindrick consists of the two historic townships of South Carlton and North Carlton, the hamlet of Wigthorpe, post-war housing estates and 20th century infill.
- 2.2 To the west of Carlton in Lindrick is Wallingwells, which contains a large hall, the earliest part of which dates from the early 1600s⁵, associated outbuildings and several modern dwellings. Approximately one mile to the north of Carlton in Lindrick is the model village of Langold, built to house workers for Firbeck Colliery in the late 1920s. Approximately one mile to the east of North Carlton is Hodsock, presently the site of a manorial complex (the earliest part of which is 16th century in date). Two mills are also recorded at Hodsock in Domesday.
- 2.3 Carlton in Lindrick Conservation Area was designated on the 16th June 2010 and covers an area of approximately 1.8 square kilometres and has a perimeter of approximately 8.8 kilometres. There are around 200 buildings (together with associated outbuildings) within this Conservation Area, the majority of which are private residences.

Map 2 – Carlton in Lindrick in a wider context



⁴ Source: 2007 estimate, Office for National Statistics

⁵ On the site of a Benedictine Priory that was left after the dissolution of the monasteries

Landscape setting and topography

- 2.4 A large part of the Conservation Area comprises the former parkland of Carlton Hall (demolished in the 1950s). The formal park appears to have originally been laid out in the early 17th century when the Hall was built (by the Clifton family of South Nottinghamshire). Several parts of this 17th century park still exist including Carlton Lake, Carlton Wood and part of The Lawns. In the late 18th century, a large area of the park was remodelled by prominent landscape designer and architect William Emes⁶. Much of his design still remains including Lawns Field and its wooded boundary, the woodland/trees around Carlton Lake/Mill Pond and the Hall's kitchen gardens.



Map 3: Extract from Sanderson's Map of 1835.
Source: Nottinghamshire County Council, 2001.

- 2.5 In terms of the wider landscape, Carlton in Lindrick as a whole developed around two streams that merge and eventually flow into the River Ryton to the north east (between Blyth and Nornay). South Carlton grew around a watercourse that flows from west to east, known as 'Owlands Wood Dyke' to the west (between Wallingwells and South Carlton) and as 'The Dyke' or 'Mill Stream' (to the east of Carlton Mill)⁷. Historical use of this watercourse as a power source and water supply has resulted in mills recorded on this site since Domesday⁸.



Figure 2.1: The Dyke at South Carlton, adjacent Carlton Mill.

- 2.6 To the south east of South Carlton in Wigthorpe, a small hamlet alongside which is a deserted medieval village (a Scheduled Monument) clearly visible on

⁶ From 1756 the head gardener at Kedleston Hall, other sites associated with William Emes include Eaton Hall, Cheshire (replacing Lancelot 'Capability' Brown in 1763) and Hawkstone Park, Shropshire (1786). In Nottinghamshire, Emes is linked to Clifton and Kirklington Halls.

⁷ For the purposes of clarity this watercourse is referred to as 'The Dyke' within this appraisal.

⁸ Mills were also recorded on this watercourse at Wallingwells (west) and Hodsock (east)

the ground as a series of platforms and ditch features. Wigthorpe Hall sits on top of a shallow hill (Wigthorpe Hill). The Caudle Dyke (which runs parallel to Owday Lane and then turns north past Wigthorpe Hill) flows through the Scheduled Monument in a northerly direction and joins with The Dyke. North Carlton sits on the western bank of the merged watercourse and to the east of the A60 turnpike. At North Carlton, the watercourse initially streams from south to north and then turns east and flows parallel to Water Lane towards Hodsock.

- 2.7 At North Carlton, the settlement is sited on the western bank of the Caudle Dyke within a shallow valley. The built area (around Low Street and Greenway) is on land that slopes uphill to the west where it reaches High Road. The land rises to the east of the watercourse and then flattens out, reflecting the change in geology at this point⁹. This valley contains significant archaeological remains including ridge and furrow, building platforms and what is likely to be a former water meadow. No significant wooded areas exist in the immediate proximity of North Carlton although rows of mature trees exist, including those immediately surrounding the Caudle Dyke, those to the west of the A60 and others to the rear of properties on Greenway (formerly named Back Street).



Figure 2.2: View from the A60 north east, uphill towards Wigthorpe.



Figure 2.3: View downhill along Tinkers Hill, towards the Caudle Dyke.

Geological Context

- 2.8 Carlton in Lindrick lies on a geological boundary between the Magnesian Limestone soils to the west and the Lower Trias (sandstone and pebble beds) to the east. The majority of development throughout the village's history has been on the western side of this boundary. Within the limestone geological area, several outcrops of limestone still exist which continue to shape the landscape (shallow hills at Rotherham Baulk and Holme House Farm are examples of this). The geology of Carlton in Lindrick is shown on map 4 on page 14.



Figure 2.4: View of shallow hill/limestone outcrop at Rotherham Baulk (looking west from Riddell Arms). Source: Google Maps, 2010.

⁹ As discussed in paragraph 2.8.

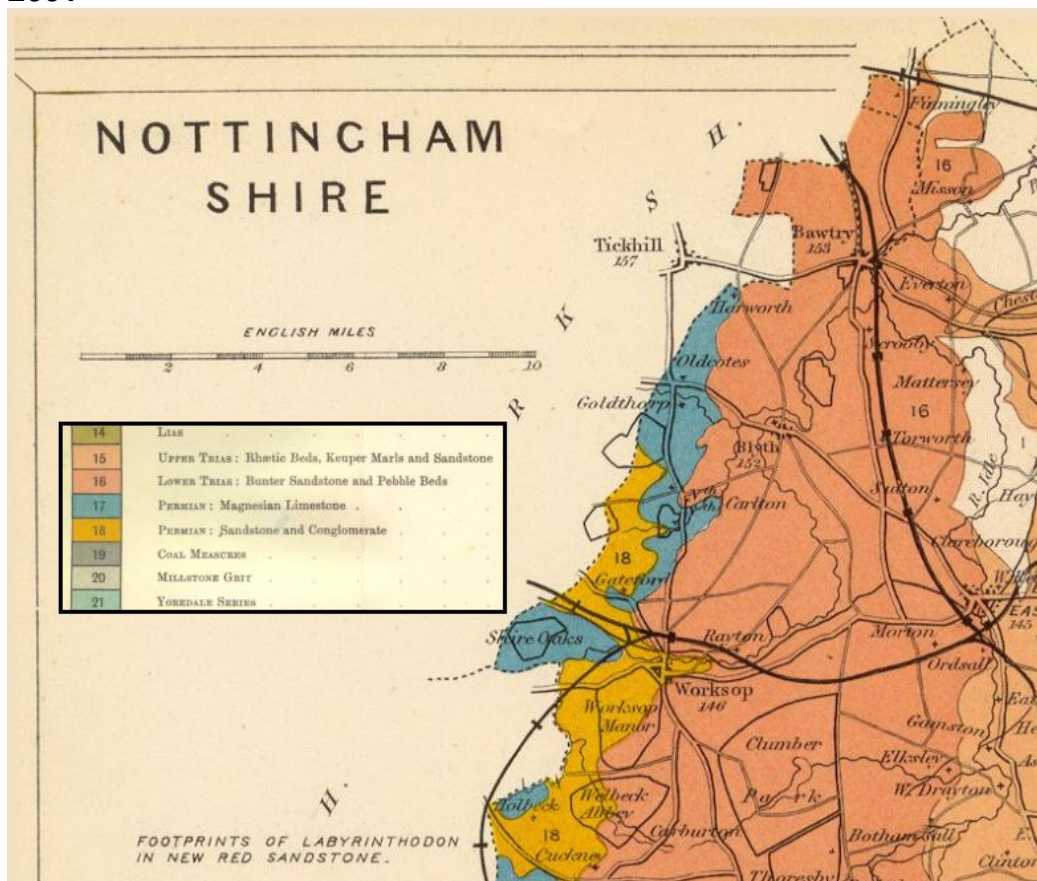
- 2.9 Wigthorpe is built on the Lower Trias (sand) side of the boundary and a large outcrop of bunter sandstone is visible at the southern entrance of the hamlet to the east of Toll Bar Cottage.



Figure 2.5: Sandstone outcrop to north east of Toll Bar Cottage, Wigthorpe.

- 2.10 The Carlton in Lindrick Conservation Area is within the 'Southern Magnesian Limestone' Landscape Character area of the country, as identified by Natural England (see www.naturalengland.org.uk).

Map 4: Extract from Ian West's Geological Map of Nottinghamshire, 2001



Based on Woodward's "Stanford's Geological Atlas" (1904) and "Reynold's Geological Atlas" (1860 and 1889). Source: University of Southampton website: (<http://www.soton.ac.uk/~imw/Geology-Britain.htm>), 2010.

Origins and historic development

➤ Pre-History (Iron Age and Roman eras)

- 2.11 Archaeological evidence suggests that Carlton in Lindrick (and the wider area) has been occupied since the Iron Age, with numerous artefacts found during excavations across the area. Using aerial photography in the 1970s and 1980s, Derrick Riley of Sheffield University identified what he believed to be an Iron Age (pre-Roman) trackway, which initially ran on a south-west to north-east alignment from Whitwell Common, through Steetley, Shireoaks and then South Carlton. The trackway then turned eastwards and can be traced through Wigthorpe, Scofton, Retford and Treswell¹⁰.
- 2.12 A brickwork field pattern probably dating to the early Roman period still exists between Water Lane and the Caudle Dyke. In addition, evidence of Roman occupation has also been found throughout Carlton including at Long Lane and in the wider area (the remains of a substantial Roman villa complex were found at Oldcotes, two miles to the north).



Figure 2.6: Overhead photo showing early Roman 'brickwork' field pattern around Water Lane identified on the National Monuments Record. (Image source: www.aboutmyplace.co.uk, 2010).

- 2.13 Settlement in these periods in and around Carlton in Lindrick is unsurprising given the supply of fresh water and raw materials (clay, Magnesian Limestone and timber). The presence of flowing water in particular has had a lasting effect on both this and other nearby settlements with mills at South Carlton, Wallingwells, Hodsock and Blyth recorded in the Domesday Book in 1086¹¹.
- 2.14 The present settlement of Carlton in Lindrick is recorded in the 19th century as a single parish containing two townships¹². South Carlton (historically referred to as Carlton Barron up to the late 18th century) contained most of the important structures of the parish including the church, mill and hall (a smaller hall is also located at Wigthorpe). North Carlton was previously referred to as Kingston in Carlton (translated as 'the King's Manor') until the 19th Century.

¹⁰ Source: Ancient Bassetlaw – The North Trent Local History Series (Peters, 1990)

¹¹ Source: National Monuments Record, 2010

¹² As discussed in White's Directory, 1853

➤ Saxon/Viking Era

2.15 Domesday records Carlton in Lindrick as a Saxon settlement, the name 'Carlton' probably being of Saxon origin; 'carls' being from the Anglo-Saxon word 'ceorl,' which originally meant the freemen or farmers, usually independent landed householders who formed the majority of the population¹³. Similarly, the Viking¹⁴ word 'karl' which meant 'free men' (usually farmers) could also be used as this has the same meaning. The Saxon word 'tun' means an enclosure or farm. Carlton therefore translates to "farm of the carls" (Peters, 1990) or 'farm/enclosure of the free men.' The word Lindrick is less complex, and comes from the Saxon 'lind ric' or Lime Wood (Peters, 1990). Carlton in Lindrick, therefore, possibly means the farm/enclosure of the freemen in the lime wood. The name Lindrick is also used across a wider area stretching to Anston in the west (Lindrick Common, Lindrick Golf Course, etc), indicating the presence of vast woodland in the past.

2.16 There are several other settlements known as Carlton within Nottinghamshire, most of which are located close to the county boundary. It is therefore logical to suggest that these 'enclosures' of the 'free men' may also have had a military function (placing the kings supporters close to the boundary), particularly given the relatively unstable relationships firstly between neighbouring Saxon kingdoms (Carlton was within the Saxon kingdom of 'Mercia' and close to the Northumbrian border) and secondly with Viking raiders from the north.

2.17 With regard to the parish church of St John in South Carlton, the earliest parts of this structure (including much of the western tower) are pre-Norman in date and the church is mentioned in Domesday. The western doorway (although moved from the south wall in the early 19th century) is post-Conquest, with alterations and refurbishments made throughout later history.



Figure 2.7: Western tower at St John's Church, South Carlton. Source: www.geograph.org.uk, 2010.

➤ Domesday (1086) to 1760s

2.17 Domesday (1086) records that "*in Carletone six thegns had each a hall.*" A 'thegn' was a person ranked between the ordinary freemen and nobility. This is evidence that the settlement was of considerable importance, possibly as a religious centre given the existence of the church. Carlton also had 2 mills at this time, the present mill being the most likely location of at least one of these.

¹³ Source: Ancient Bassetlaw – The North Trent Local History Series (Peters, 1990)

¹⁴ For a long period the ever-changing Viking border was only a few miles away to the north near Doncaster

- 2.18 In the 17th century, much of our landscape was drastically altered as country estates and their parks/gardens were laid out. Carlton Hall for example (originally a hunting lodge) was constructed in the early 17th century by the Clifton family and has had a lasting effect on Carlton's wider landscape. The estate was sold to the Mellish family (of Blyth and Hodsock) in 1765¹⁵. Figure 2.8 shows Carlton Hall surrounded by its park in 1769.



Map 5: Extract from Enclosure map of 1769 showing Carlton Hall with original Clifton-era parkland. Source: Nottinghamshire County Council Archives.

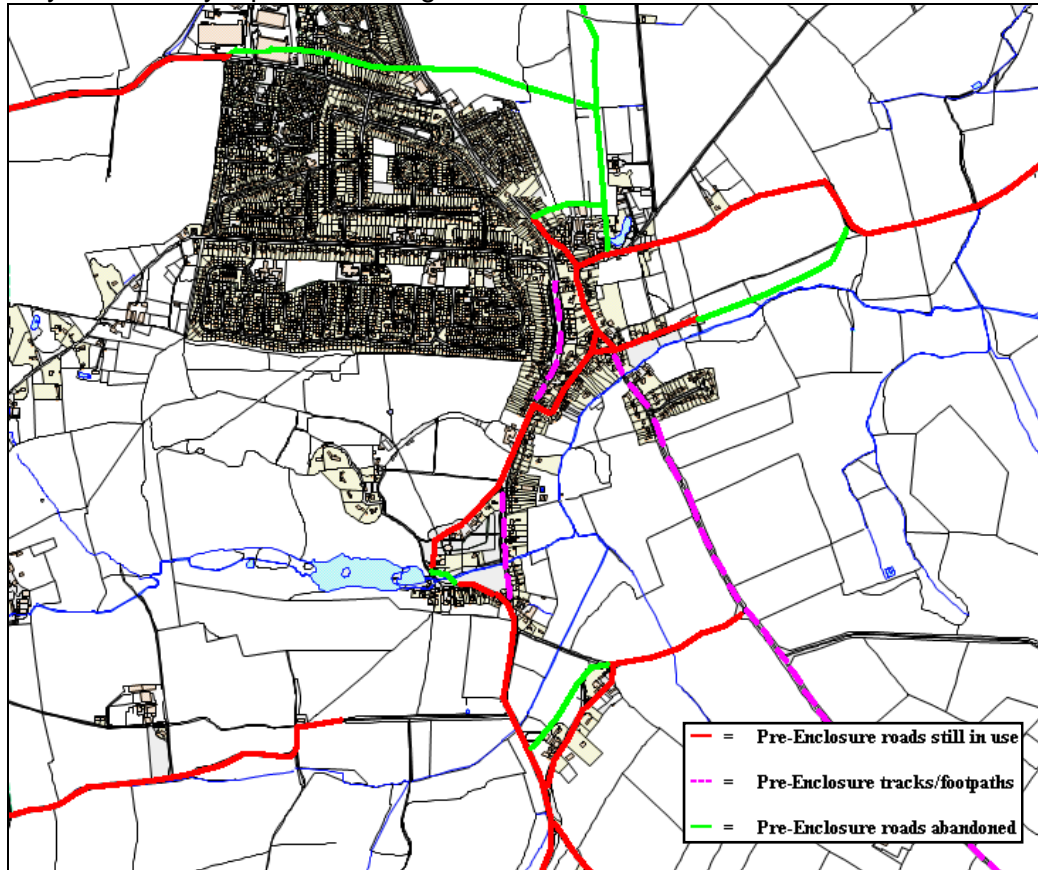
- 2.19 Prior to the 18th century, evidence is visible as landscape features and place names as to the agricultural and industrial practices that took place, particularly close to the watercourses mentioned previously. In addition to likely Iron Age and Roman field patterns, medieval ridge and furrow can be seen to the east of North Carlton, south of The Rectory and at Wigthorpe. The remains of what appears to be a water meadow (possibly medieval in date) can be found south of Tinkers Hill. Of particular interest is Jerusalem Farm in North Carlton (although mostly rebuilt in the 18th/19th century), this was the site of the grange to Wallingwells Priory before the dissolution¹⁶. Evidence of medieval land division can also be seen south of Church Lane. Many of the medieval strip enclosures have in part remained to the present day with later buildings built on top, often narrow and constructed end-on to the Lane.
- 2.20 Before the Enclosure Act (authorised in 1765 and passed by Parliament in 1767), the three fields system of farming was in operation (Fields, Meadows and Commons). This consisted of large areas of land with relatively few enclosures. As few solid boundaries existed, stray animals were often a problem and the village pinfold (used to impound stray animals, released after

¹⁵ Neither the Clifton nor Mellish families ever lived at Carlton Hall, the village therefore being regarded as an 'open village'. That is to say that the lord did not exercise his or her right to dictate who could live in the village and what their trade could be. The effect was a high number of tradesmen moving to the village in the 18th century. The legacy of commerce and industry was still apparent in the 19th and early 20th centuries.

¹⁶ The westernmost barn at Jerusalem Farm is still called Grange Barn and the land to the east was called "Grange Croft" on the 1769 map.

payment of a fee) were present in most settlements. The North Carlton pincfold still exists to the south of The Green although another existed at South Carlton (south of The Rectory) but was demolished in the late 18th Century.

- 2.21 Navigation was also more difficult until 1767 as the main A60 turnpike road (built by the Worksop to Retford Turnpike Trust) did not exist. Travellers had to firstly navigate the sharp bends of South Carlton and cross a narrow bridge over The Dyke to the south of The Rectory¹⁷. At North Carlton, the route to the north towards Hodsock Woodhouse (Langold village did not exist) was narrow and difficult to pass, especially through the two watercourses south of that site. The map below shows the routes that existed prior to the Enclosure Act. The only route to Blyth passed through Hodsock.



Map 6: Pre-Enclosure (1767) roads and trackways through Carlton in Lindrick

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- 2.22 Enclosure led to the creation of the main turnpike road through the settlement that exists today, the A60. This utilised former back lanes/trackways to the east of South Carlton and to the west of North Carlton, effectively by-passing the two townships entirely. Rotherham Baulk was also re-routed to join the new turnpike, and the old route north to Hodsock Woodhouse was also rebuilt further eastwards. The route from North Carlton to Blyth Road made use of a previous trackway. Tinkers Hill¹⁸/Hundred Acre Lane¹⁹ now provided a metalled route to Scofton, Ranby and Retford to the south east.

¹⁷ Pre-Enclosure roads were often directed to pass churches/manor houses as a means of enforcing feudal power. This also suggests the Old Rectory was originally a manor house.

¹⁸ The section called Tinkers Hill was named after Charlotte Tinker, the owner of a mid-19th century beer-house (an establishment that sold only beer) at the bottom of the hill.

¹⁹ Named after the Mellish-owned Hundred Acre Wood at the eastern end of the road.

➤ **1770s to 1940s**

- 2.23 During the late 18th century, the built environment around Carlton changed considerably. Soon after the turnpike was constructed, a public house with attached toll cottage was erected at the junction of Church Lane and the turnpike road. By the 1830s both had been converted to residences, by which time the toll house at Wigthorpe was in use²⁰. Carlton's stone buildings were constructed of local Magnesian Limestone, including No.1 High Road (the former toll house). New farmsteads (such as Holme House Farm or Broom Farm) and numerous cottages were also constructed/rebuilt, often of the same material. Many of these structures still form the dominant character in Carlton²¹.



Figure 2.8: 1 High Road, South Carlton, (formerly a toll house attached to public house).



Figure 2.9: Toll Bar Cottage (south of Wigthorpe).

- 2.24 Most of today's field boundaries and roads are the result of the 18th century changes. At North Carlton as a requirement of the 1767 Enclosure Act, 3 acres of land were set aside for the benefit of the poor, including the building of cottages. Bungalows for the elderly and allotments presently occupy the site. Continuity has therefore remained with regard to the use of that site.

- 2.25 The park around Carlton Hall was also altered after Enclosure (in the ownership of the Ramsden family from 1774 onwards²²). A map from 1783 shows the park remodelled with new buildings (most of these have survived), trees and fields, designed by prominent landscape designer and architect William Emes. These alterations include the replacement of the rectangular tree-lined enclosure to the north, west and east of the Hall (known as the west and east lawns)²³, with Lawns Field, probably in part to ensure the Hall was clearly visible from the new turnpike road to the east. Carlton is one of only 95 sites in the country known to have



Map 7: 1783 Map showing alterations to Carlton Hall and Park.

²⁰ It is unclear if both toll houses were in operation at the same time or if the Wigthorpe toll replaced the one at South Carlton.

²¹ It is likely that so many buildings from this era survive in Carlton in Lindrick because the turnpike road by-passed both townships. Elsewhere, turnpike companies widened existing roads through settlements –often leading to demolition of roadside buildings.

²² Ramsden was the first resident squire at Carlton Hall in over a century.

²³ As shown on the 1769 Enclosure map on pages 17 & 43.

been designed/remodelled by Emes, and one of only 3 in Nottinghamshire (Clifton and Kirklington being the others). The Hall itself was also redesigned in a classical style at this time. It was in this period when new footpaths were created and the western-most road in Wigthorpe was abandoned.



Figure 2.10: Carlton Hall (picture taken in 1920), as remodelled in the classical style¹ in the late 18th century by Robert Ramsden Esq. Source: Bassetlaw Museum.

- 2.26 In the same period, other construction projects of the Ramsden family left a legacy that remains today. Elizabeth Ramsden (originally of Heath Hall, Yorkshire, in the late-1700s) and her son Robert Plumtre were primarily responsible for the building of a school on the west side of High Road in 1831 (now bearing the family name). Robert also had the bridge built at South Carlton in front of Carlton Mill (also 1831), added the present frontage to the Mill building, upgraded the Mill's internal machinery and added the clock to the tower of St John's Church in 1851. There are likely to be more buildings and structures built by or on behalf of the Ramsden family although the written evidence has been lost.



Figure 2.11: Surviving works undertaken by/on behalf of Ramsden family. Top left: frontage of Carlton Mill, South Carlton. Top right: bridge over The Dyke, South Carlton. Bottom left: clock face on western tower of St John's Church, South Carlton. Bottom right: Ramsden School, High Road.

2.27 With regard to local industry, in the early 1800s James Drabble (senior) had moved from Letwell to start up a joinery business. By the 1830s, he had a thriving furniture business with a workshop on the west side of High Road (presently occupied by Cassios and Carlton Fish Bar) and a furniture showroom with living accommodation above on the opposite side of the road (later used by the Wesleyan Methodists as their schoolroom). By the 1840s, the Drabble business had grown considerably and together with nephew James Drabble (junior) and son Samuel, employed a large number of people and drew many from places as far as Scotland and Ireland²⁴. James Drabble junior ran the building part of the business and in 1849 built Worksop and Kiveton Park Railway Stations. It is likely he also built the Wesleyan Chapel on High Road.



Figure 2.12: Top left: Former Drabbles workshop, High Road. Top right: Wesleyan Methodist Chapel, High Road. Bottom left: Former Drabbles showroom and current Methodist Schoolroom, High Road.

2.28 As with most settlements in this area, the use of stone for construction all but ceased following the 1834 fire at the Houses of Parliament. Much of the stone used for its rebuilding was from nearby Anston Quarry. From that point on, local stone became rare and remaining sources increasingly expensive. The last buildings constructed of stone in the settlement appear to be the Drabble Workshop on High Road and Meeting House Cottage on The Cross (approximately 1830s and 1840s respectively). From then on the use of brick (often from the brick works set up in the early 1800s off Rotherham Baulk) became the norm and stone was used only for detailing. The earliest examples of brick use in Carlton in Lindrick are South View on Wigthorpe Lane and Hodsock House, Hodsock Lane (both early 19th century).



Figure 2.13: Top: South View, Wigthorpe Lane. Bottom: Hodsock House, Hodsock Lane.

²⁴ Carlton in Lindrick 1760-1914, Local History Study Group (1980)

- 2.29 The growth of non-conformist Christianity also had an impact on Carlton in Lindrick in the second half of the 19th century. The Wesleyan Chapel on High Road was built in 1861. The Drabble showroom was also converted to a Methodist Schoolroom in the same period. In addition, the third Robert Ramsden (Robert John Ramsden) and his wife were Plymouth Brethren. This small congregation met behind a former shop off The Cross (still called 'Meeting House Cottage'). Six of the Plymouth Brethren (including Robert and his wife) are buried in a private graveyard behind Ramsden School.
- 2.30 The Ramsdens moved to Wigthorpe Hall in 1871 and Carlton Hall once again had tenant residents. The building was left unoccupied in the 1920s and remained as such until the 1940s when a tank regiment moved in during the Second World War. Italian and German prisoners of war were also held there during and immediately after the war²⁵.
- 2.31 Firbeck Colliery opened in 1923 at Costhorpe half a mile to the north of the settlement. This led to an expansion of housing in the area. Within Carlton in Lindrick, new properties were built along High Road/Doncaster Road. However, the majority of the workforce was housed in the purpose-built model village at Langold 1 ½ miles to the north.

➤ 1950s to Present Day

- 2.32 Carlton Hall was demolished in 1955 shortly after the military left the site, although the majority of its outbuildings (known collectively as Carlton Hall Farm) and much of its former parkland still remains. Two parts of the hall were also dismantled and rebuilt elsewhere in the village where they exist today. The iron and glass veranda (seen on the photograph below, top right) was attached to the Jubilee Nurses bungalow on Long Lane. An archway was also rebuilt in the gardens of Wigthorpe Hall.

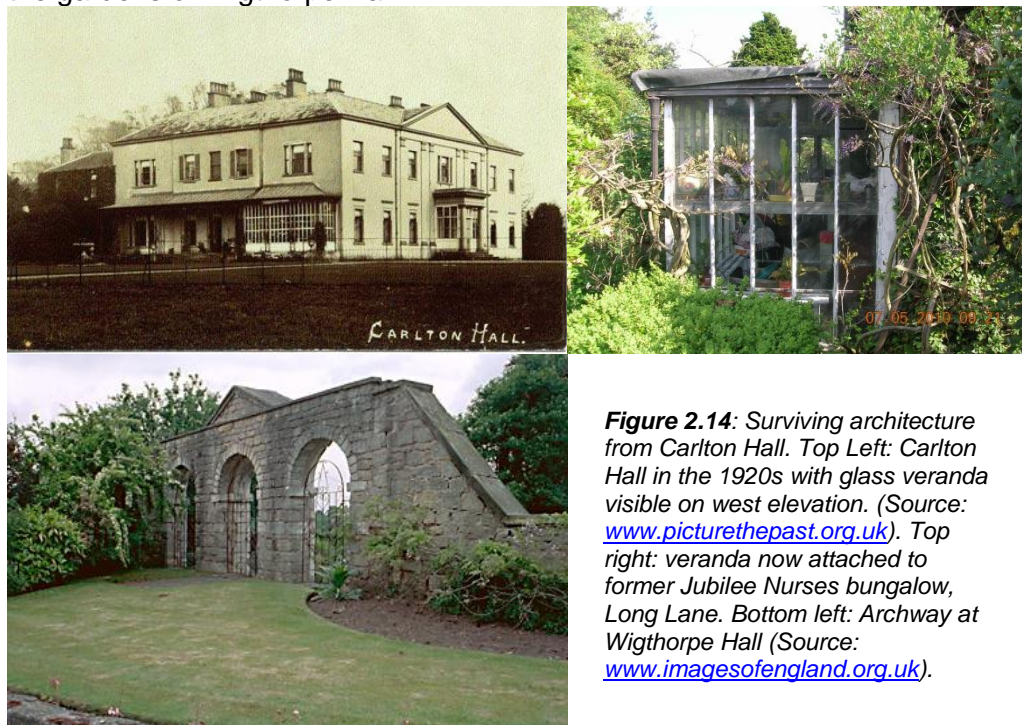


Figure 2.14: Surviving architecture from Carlton Hall. Top Left: Carlton Hall in the 1920s with glass veranda visible on west elevation. (Source: www.picturethepast.org.uk). Top right: veranda now attached to former Jubilee Nurses bungalow, Long Lane. Bottom left: Archway at Wigthorpe Hall (Source: www.imagesofengland.org.uk).

²⁵ Together with Serlby, referred to as 'prisoner of war camp 143' according to the NMR.

2.33 In the 1950s, a housing estate was built between Rotherham Baulk and Long Lane, jointly funded by Worksop Rural Borough Council and the Coal Board. As with Langold, several of the new roads were named after the local gentry of the past including Ramsden Crescent and Le Brun Square²⁶. In the 1960s, further estates were built south of Long Lane (roads named after castles) and north of Rotherham Baulk. A small cluster of detached dwellings was also constructed on the site of the former Carlton Hall and its kitchen garden (Carlton Hall Lane). In recent years a housing estate was constructed on the east side of Doncaster Road to the south of the Riddell Arms.

²⁶ Le Brun was the name of a philanthropic family from North Carlton notable for charitable work in the early 1900s.

3. CHARACTER AREAS

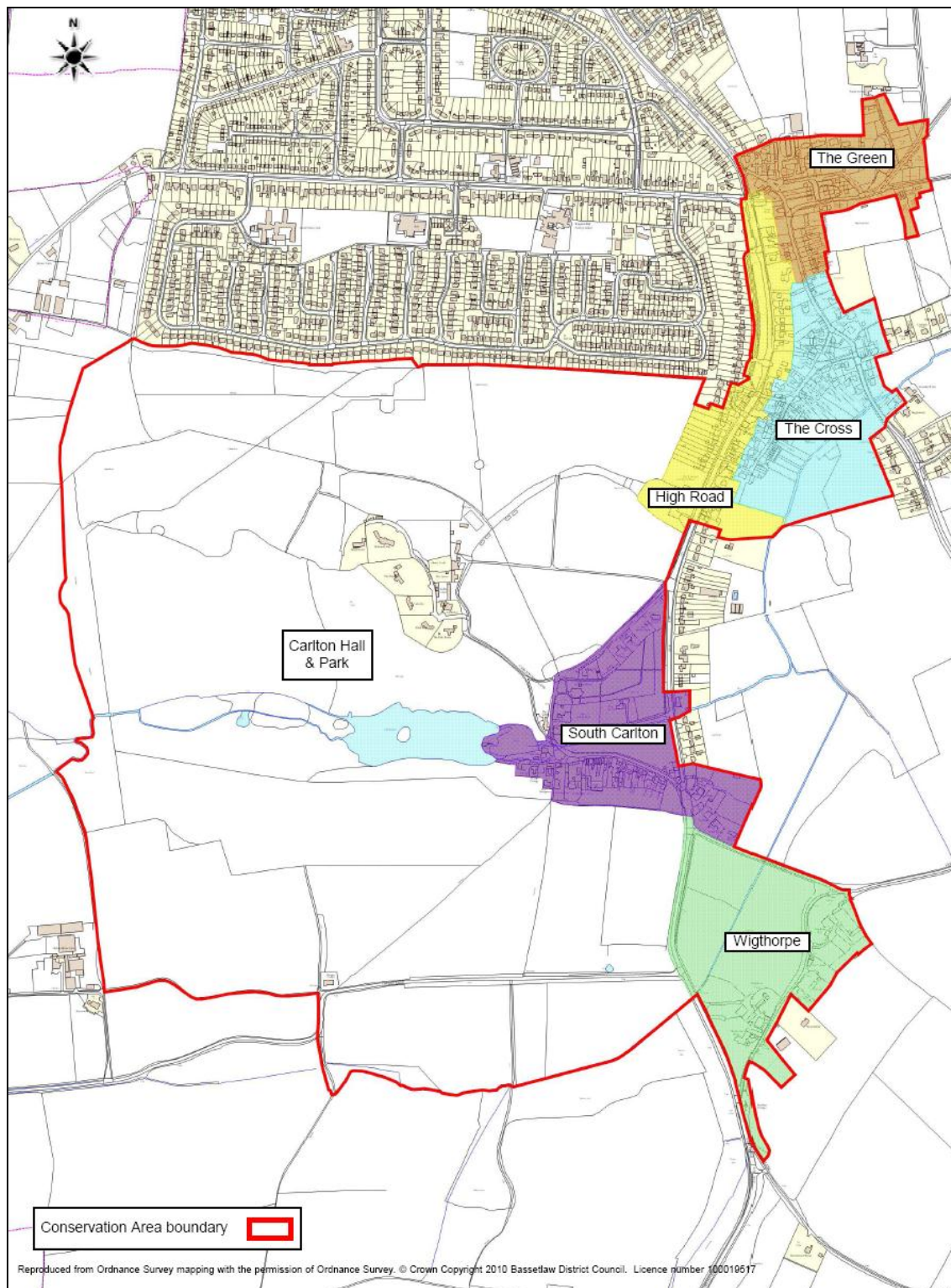
3.1 Carlton in Lindrick Conservation Area can be divided into six character areas (see map 8):

- a) The area known as South Carlton, which is sited around Church Lane and includes the Grade I listed Church of St John The Evangelist, a section of The Dyke, Carlton Mill, the Mill Pond and properties around Lacey's Corner²⁷;
- b) The area known as Carlton Hall and Park, site of Carlton Hall and its surviving outbuildings, kitchen garden and associated parkland. The parkland stretches northwards up to properties on Windsor Road/Arundel Drive, westwards up to and including Carlton Wood, and southwards up to the wooded banks of the Caudle Dyke. To the east this character area is bounded by the A60 (former turnpike) road;
- c) Wigthorpe hamlet, which includes the Grade II listed Wigthorpe Hall and Wigthorpe House, together with the old toll house and the deserted medieval village Scheduled Monument;
- d) High Road, which comprises properties on the A60 between Church Lane, South Carlton and Low Street, North Carlton, including the Grade II listed Ramsden School;
- e) The Cross, North Carlton, including several Grade II listed buildings along Low Street and buildings centred around the junction of Low Street, Greenway/Tinkers Hill and Water Lane (known as The Cross);
- f) The Green, North Carlton, including properties and land on Greenway, The Green, Woodhouse Lane and Hodsock Lane.

3.2 This Conservation Area Appraisal will now consider each of these character areas in turn.

²⁷ A local name given to the area at the junction of the A60, Church Lane and Wigthorpe Lane – named after Lacey's garage/shop on the site.

Map 8 - Character areas



South Carlton Character Area

- 3.3 The majority of South Carlton lies to the west of the A60 (the 18th century turnpike road) and includes many of Carlton's key buildings and sites. Formerly the main route through this part of Carlton in Lindrick prior to the construction of the turnpike, the area around/enclosed by Church Lane contains an abundance of historic, architectural (including artistic) and archaeological interest. The centre of the character area is undoubtedly around the Grade I listed Church of St John The Evangelist, together with The Old Rectory, Carlton Mill and the Mill Bridge (all Grade II listed). South Carlton also contains the approach to the village from the south known locally as Lacey's Corner.



Figure 3.1: Lacey's corner at the southern approach to South Carlton, looking northwards.

Layout and plan form

- 3.4 South Carlton is one of two townships within the old parish of Carlton in Lindrick and in addition to the much older church and Old Rectory, retains a substantial degree of its 18th century built character with layouts that are much older. Three key elements exist within South Carlton, those being the area around the church and Old Rectory, the Mill/Mill Pond and Lacey's Corner.
- 3.5 With regard to the church, as stated previously this is Grade I listed and is Saxon in date, although contains several later construction phases dated to between the 11th and 19th centuries. The tower is a landmark visible for miles around, particularly to the south and west. The churchyard was enlarged in the early-mid 19th century, again in 1899 and once more in 1934, but the original extent is still marked by trees and scars in the boundary wall. The majority of buildings to the south of the church and Old Rectory are 18th and 19th century farm labourers' cottages and farmsteads that either face or are at right angles to Church Lane. The regular narrow plots upon which many of these older buildings to sit are likely to date from the Medieval period given their regular pattern and relationship to the church and The Old Rectory²⁸.

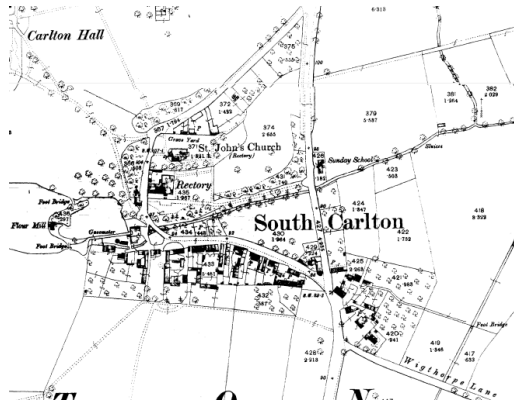


Figure 3.2: Nexdor/Little Cottage, Church Lane.

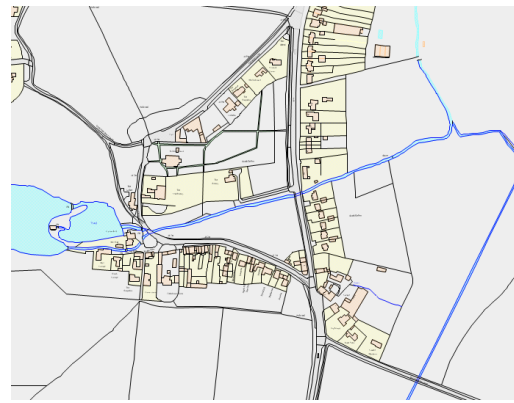
- 3.6 Whilst The Mill and Mill Pond are immediately opposite the church, they have an industrial and somewhat organic character sited in relation to position of the watercourse rather than for architectural or aesthetic impact. This is significantly different compared to the formal and more decorative setting of the church and Old Rectory.

²⁸ It is likely that The Old Rectory (17th century) was initially constructed as manor house.

- 3.7 Lacey's Corner forms the southern entrance to South Carlton and effectively the southern entrance to Carlton in Lindrick as a whole, since the majority of Wigthorpe is not visible from the south. Buildings in this area are of 18th and early 19th century date and face southwards, although on a slightly skewed alignment relating more to the route of Church Lane and previous plot/building layouts than the route of the modern A60. All buildings face the south forming an impressive entrance to South Carlton.



Map 9: c.1890 map of South Carlton, showing medieval plots on Church Lane and alignment of buildings at Lacey's corner, facing southern entrance to settlement.



Map 10: Modern map of South Carlton, showing surviving layouts on Church Lane and at Lacey's corner, together with modern properties east of the A60.

- 3.8 The A60 turnpike road forms the eastern boundary of this character area and contains stone walls on both sides, these being of a form and material contemporary with the construction of the road. Whilst parts of these turnpike-era walls have since been demolished for access, they still form a continuous element through the character area and indeed throughout Carlton in Lindrick up to North Carlton.
- 3.9 The A60 to the east and parkland to the west and south form a logical boundary to the character area. The layout of Church Lane, together with physical features such as the high hedges and trees along Church Lane (north of the church) providing a strong visual barrier to the character area separating South Carlton from Carlton Park.

CL1 Summary of special interest:

- The established layout of Church Lane is characterised by narrow plots containing buildings with their gables facing onto the Lane and sited close to the highway boundary.
- The established layout of Wigthorpe Lane is characterised by lower-density dwellings set within generous grounds and facing south towards the A60.
- The layout of narrow plots south of Church Lane contributes positively to the historic plan form of the character area.

Architecture: buildings and materials

- 3.10 The majority of buildings within the South Carlton character area are considered to contribute positively to the special character and appearance of the Conservation Area. In addition to the numerous listed buildings, many others can be regarded as positive buildings. These are listed in full in Appendix B and are set out on map 11 (page 33). Buildings not highlighted are considered to be neutral in their character, appearance or significance.
- 3.11 The oldest building in the character area is the Church of St John The Evangelist, which contains significant amounts of Anglo-Saxon fabric, with more prominent Norman and later medieval alterations throughout. This early medieval church is mentioned in Domesday and is widely acknowledged to be one of the most important buildings of its type in the country. Particularly striking is the west tower, with Saxon and (particularly) Norman detailing including 11th century herringbone stonework and 12th century arched doorway with chevron moulding. The top of the tower is a landmark that can be seen for many miles around. To the north of the church is a group of former early 19th century agricultural buildings, again of the vernacular style, currently used as a scout hut and crèche.



Figure 3.3: Church of St John the Evangelist, South Carlton.

- 3.12 Adjacent to the church is The Old Rectory, a building of 17th century date although significantly extended in the 18th century and altered several times since. This was probably on the site of an earlier manor house and indeed church records suggest that the building itself only became the rectory after the Civil War. Its south and east frontages are very formal (Georgian) although elsewhere later alterations are in stark contrast to the earlier fabric. Both the church and rectory are constructed of the local limestone although unlike the majority of the historic buildings in the village, they do not have pantile roofs. Concrete is used on the Old Rectory (it would have originally had pantiles or slate) with a mix of slate and lead on the church.



Figure 3.4: The Old Rectory, South Carlton.

- 3.13 Other than the medieval church and the Old Rectory, the majority of South Carlton's older buildings were constructed (or more likely rebuilt on the site of earlier buildings) during the 18th and early 19th centuries using the local

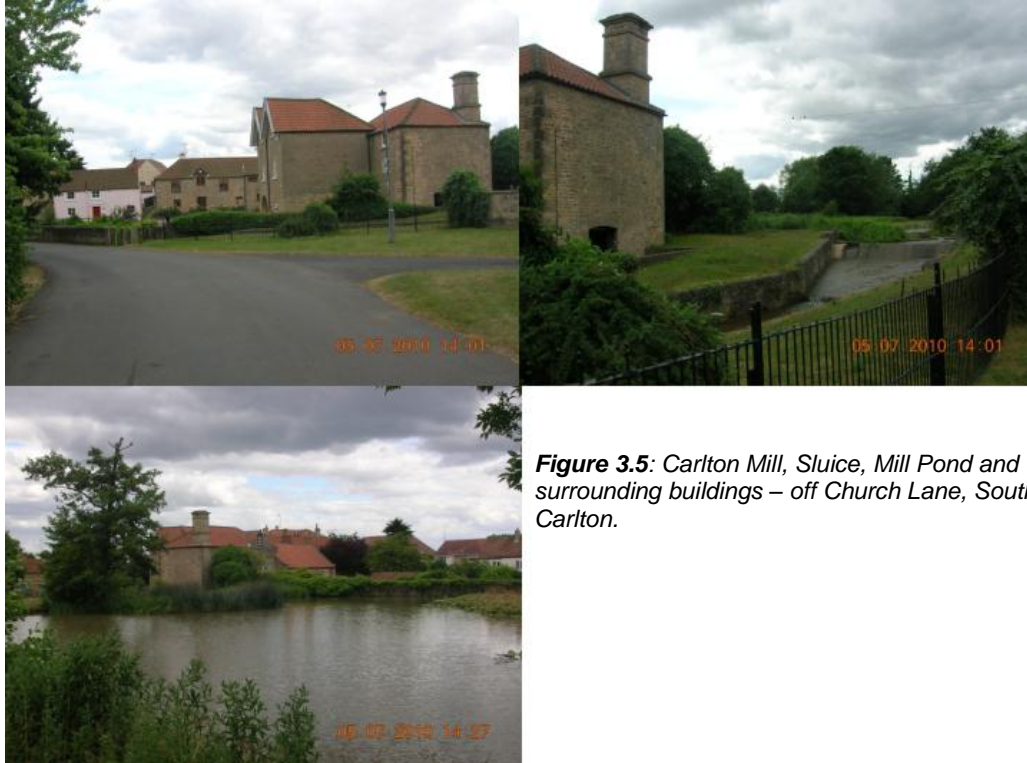


Figure 3.5: Carlton Mill, Sluice, Mill Pond and surrounding buildings – off Church Lane, South Carlton.

Magnesian Limestone from quarries at North Carlton, Anston and Steetley. An example of this is Carlton Mill, which has an early 19th century frontage (including original iron water wheel) together with mid-18th century main body, all in local limestone with clay pantile roofs. The 18th century part of the building contains the lower half of its stone chimney stack, this being somewhat rare in Carlton as most stone chimneys were replaced with brick in the 19th century. The present mill is likely to be on the site of several earlier mills given its position in relation to the church and watercourse. Around the mill are several

other buildings in the local vernacular including The Old Barn and Bridge View²⁹.

- 3.14 The adjacent Mill Bridge (built at approximately the same time as the Mill extension) takes Church Lane over the watercourse³⁰ and also channels water either side of the mill (including the sluice/overshoot). The bridge structure also contains a footbridge separate to the road bridge. Notwithstanding the 20th century concrete repairs, the majority of the bridge is early 19th century in date and contains the inscription “CB 1831” (presumably referring to the builder and date).



Figure 3.6: Mill Bridge and sluice adjacent Carlton Mill, off Church Lane, South Carlton.

- 3.15 The Row to the south of Church Lane is another of the more prominent buildings in the character area, using the local stone and of a symmetrical design with protruding central bays with stone-coped pediment³¹. The frontage has changed very little since it was constructed other than the colour of doors and windows and removal of window shutters. The Row comprises 6 (originally 8) two-storey cottages with a central alleyway and ashlar arch, above which is an arched fixed window with fanned tracery. Either side of the central bays are four-panel doors and Yorkshire sash windows (side sliders) with glazing bars. Above the windows and doors are splayed lintels with large keystones. This style of lintel is found throughout South Carlton including at 1 and 3 High Road, Field House Farmhouse and on brick buildings such as South View.



Figure 3.7: Top: The Row, Church Lane (1902) – Source: www.picturethepast.org.uk. Bottom: The Row, Church Lane (2010).

- 3.16 Further examples of the local vernacular style include Field House Farm, a late 18th century 2 ½ storey farmhouse with a range of outbuildings including a two

²⁹ Field stone is the local stone that has been brought up by ploughing – This is usually piled up on the edges of fields. This building was formerly single storey and probably had a thatched roof.

³⁰ Prior to its construction, Church Lane crossed The Dyke between The Row and the Old Rectory, then turned westwards towards The Lodge

³¹ This is another example of the classical style of architecture that influenced Ramsden's construction projects (possibly designed by Emes) in the late 18th and early 19th century.

storey pigeoncote with pyramidal roof. In addition, 1 & 3 High Road (the former Grey Horses public house and attached toll house), 4 High Road and 6 High Road share the same characteristics of scale, material and design, with relatively few 20th century alterations (roof tiles and windows are the most common features to have been changed). Of particular note is the style of tapered lintels with large keystones prevalent throughout the village.



Figure 3.8: Local vernacular style at Field House Farmhouse (top left), 2-4 High Road (top right), Corner Farm, 3 High Road (bottom left) and Barley Cottage, 6 High Road (bottom right).

- 3.17 Other than windows and doors with tapered lintels with large keystones, the former toll house (1 High Road) also exhibits Palladian-style features. Of particular interest is its front doorway that originally had side lights (akin to the central east window of Carlton Hall), although the sidelights were removed sometime in the mid-late 19th century³², as can be seen with the different colour stone either side of the door. The east elevation also contains a post box with the inscription 'VR', dating the installation to (Queen) Victoria's reign.



Figure 3.9: Left: Palladian-style first floor window at Carlton Hall. Right: Palladian-style doorway at 1 High Road, altered in mid-late 19th century.

³² Probably after the building was changed from a toll house/public house into dwellings.

3.18 South of Church Lane are five long and narrow buildings orientated end-on to the Lane³³. These appear to follow the line of medieval plot boundaries and most (late 18th and early 19th century in date) contain several cottages in one building. Three of these buildings also show evidence of agricultural use to the rear. Other than Lavin's Cottage, the rest are not listed although all are of the local Magnesian Limestone with pantile roofs, have similar window and door openings and are of a comparable scale.



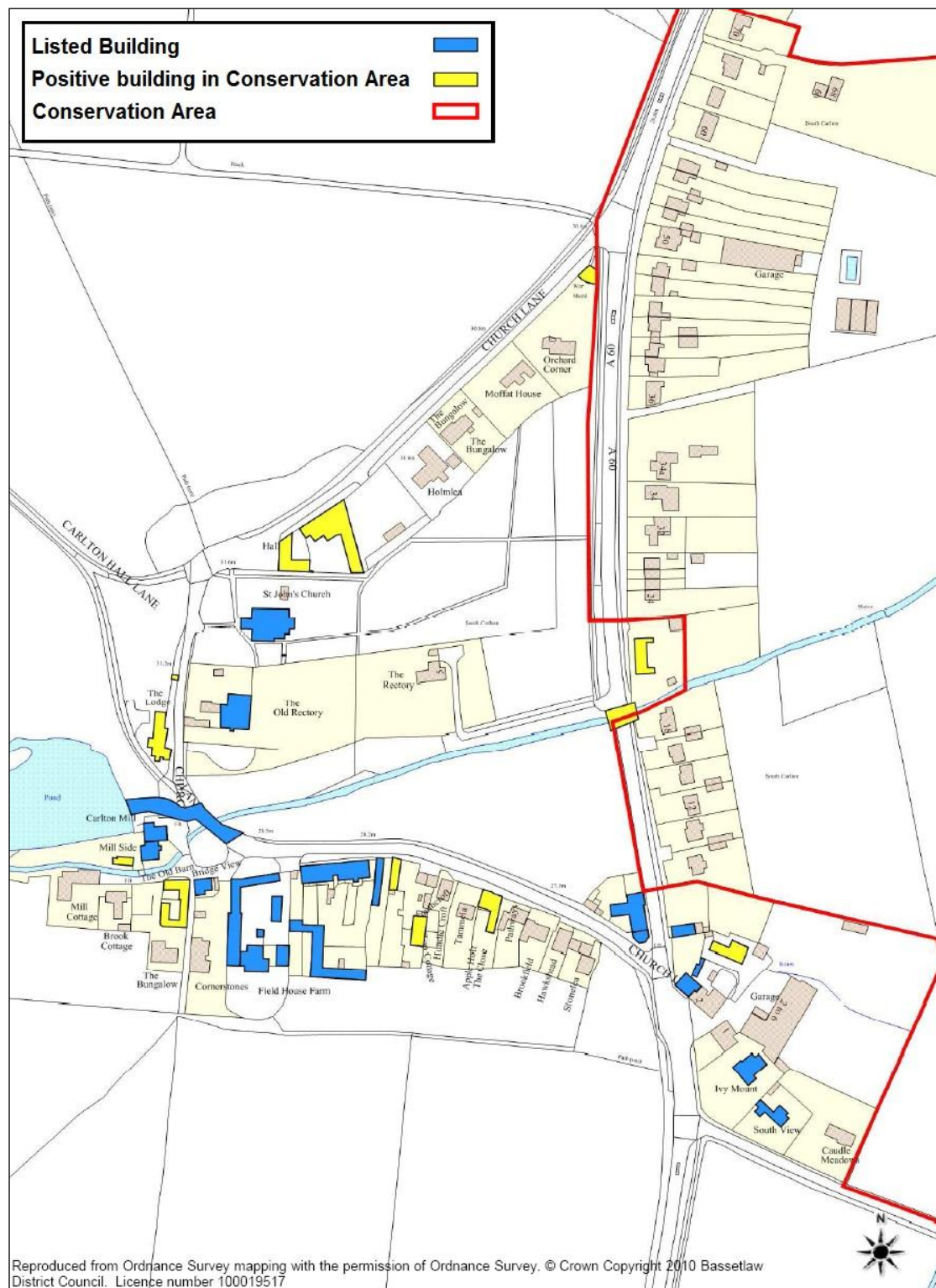
Figure 3.10: long and narrow cottages on south side of Church Lane including Apple Holt/The Close (top left), the grade II listed Lavin's Cottage (top right), Nexdor/Little Cottage (bottom left) and South Croft/Top Cottage (bottom right).

CL2 Summary of special interest:

- Along with its listed buildings, South Carlton contains numerous unlisted buildings that contribute positively to the special interest of the Conservation Area. These are regarded as heritage assets and are marked out on map 11.
- Dwellings are generally two storeys. Older buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by stone and brick chimneys.
- Materials are predominantly local Magnesian Limestone or red brick with clay pantiles or natural slate.

³³ The five buildings are: Apple Holt, The Close, South Croft/Top Cottage, Nexdor/Little Cottage and Lavin's Cottage

Map 11: South Carlton – buildings



Disclaimer: The identification of positive buildings (as shown on the above map and as listed in the appendix) is by no means exhaustive and the 'list' of buildings identified may change at a later date. The absence of any building does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.19 South Carlton character area contains a variety of features that contribute positively to its public realm and intrinsic amenity. Trees, verges, boundary treatments, the Mill Pond and sluice, The Dyke, the quality of amenity spaces and adjacent Carlton Park and wider countryside, all contribute to the distinctive appearance of South Carlton. As an area strongly characterised by its intimate relationship with Carlton Park, the retention of trees, hedgerows and green spaces is an important part of maintaining this character.



Figure 3.11: Trees around South Carlton and Carlton Park at Carlton Mill, The Lodge and The Old Rectory.

- 3.20 The public realm is largely characterised by open spaces off Church Lane, which runs in a loop off the A60 former turnpike (High Road) and encloses St John's Church and the Old Rectory. North of Church Lane (between 1 High Road and Mill Bridge) is a large area of open space through which flows The Dyke from west to east. This open space is bounded by mature trees to the north and contains remains of archaeological interest visible on the ground as earthworks (some of which relate to former farmsteads). North of this open space is the grounds of The Old Rectory and The (new) Rectory, both large houses set in large lawned grounds with mature trees around the boundary. St John's Church includes the graveyard and is characterised by the numerous walkways and mature trees of numerous species.



Figure 3.12: Top: St John's Church/rave yard; Bottom: Open space north of Church Lane between 1 High Road and Mill Bridge.

- 3.21 West of Church Lane and behind Carlton Mill is the Mill Pond. The sluice and pond are almost hidden, visible only from a small section of Church Lane around the Mill Bridge and from properties around the Mill itself. However, the

pond does provide a pleasant setting to the Mill and adjacent building and wider Conservation Area. The pond is separated from Carlton Lake to the west by a small area of woodland containing mature trees including Sycamore and Horse Chestnut, the wooded boundaries being part of the William Emes' landscaping that survives today.



Figure 3.13: View of Mill Pond and rear of Carlton Mill, from north.

- 3.22 The composition of Church Lane reflects its historical route and use, being considerably narrow in places and having very few areas of grass verge and some sections of the road are without footpaths³⁴. The road surfaces are tarmac, a robust surface material that has a relatively neutral impact on the character of the area. Church Lane is a quiet road given that the majority of traffic through the village travels on the A60. Therefore there is very little modern highway furniture on this section of road, thus reinforcing the character area's historic and rural feel. Lighting is standard for this type of highway, with concrete post streetlights the length of Church Lane and along the A60.



Figure 3.14: Narrow section of Church Lane without footpaths, between the Old Rectory and The Lodge.

- 3.23 The southern part of Church Lane has relatively few mature trees close to the highway. This again reflects the development pattern of Church Lane with buildings end-on and adjacent the highway boundary. However, the northern section of church lane has a large hawthorn hedge along its entire northern boundary, likely to have been planted in the late 18th century following Enclosure and the remodelling of Carlton Park. That section also contains a grass verge on the southern side with no footpath. Within the centre of South Carlton, around the church yard and Old Rectory, are numerous mature trees of many varieties including Sycamore, Yew, Beech, Lime, Ash, Horse Chestnut and Oak. These help to illustrate the presence of a green core that exists within the centre of South Carlton.

³⁴ Clearly had the turnpike been brought through South Carlton rather than constructed to the east, Church Lane would look considerably different today.



Figure 3.15: Hawthorn hedge along Church Lane.



Figure 3.16: View of church and mature trees from Church Lane to north east.

- 3.24 Along High Road, several sections of stone wall (late 18th/early 19th century in date) alongside the front of properties create a connective element to the character areas further north and south. In addition, the view to the west (into the grave yard/grounds of the rectory) is important from an amenity point of view. Also visible from pavement level is the watercourse that flows from west to east emerging from under the road south of the former 19th century Sunday School (now 20-22 High Road). The bridge that takes the road over The Dyke is only visible from private land on both sides. Open fields are visible behind properties on the east of High Road.



Figure 3.17: Section of stone wall around curtilage of 6 High Road.

- 3.25 Throughout South Carlton, timber post fencing (all of a similar design) bounds several fields, plots and the highway. Large sections of this run alongside the northern boundaries of both northern and southern parts of Church Lane. As a boundary treatment this fencing reaffirms the rural character that pervades the settlement since the views into open space behind are unbroken.



Figure 3.18: Timber post fencing between Mill Bridge and 1/3 High Road, Church Lane.



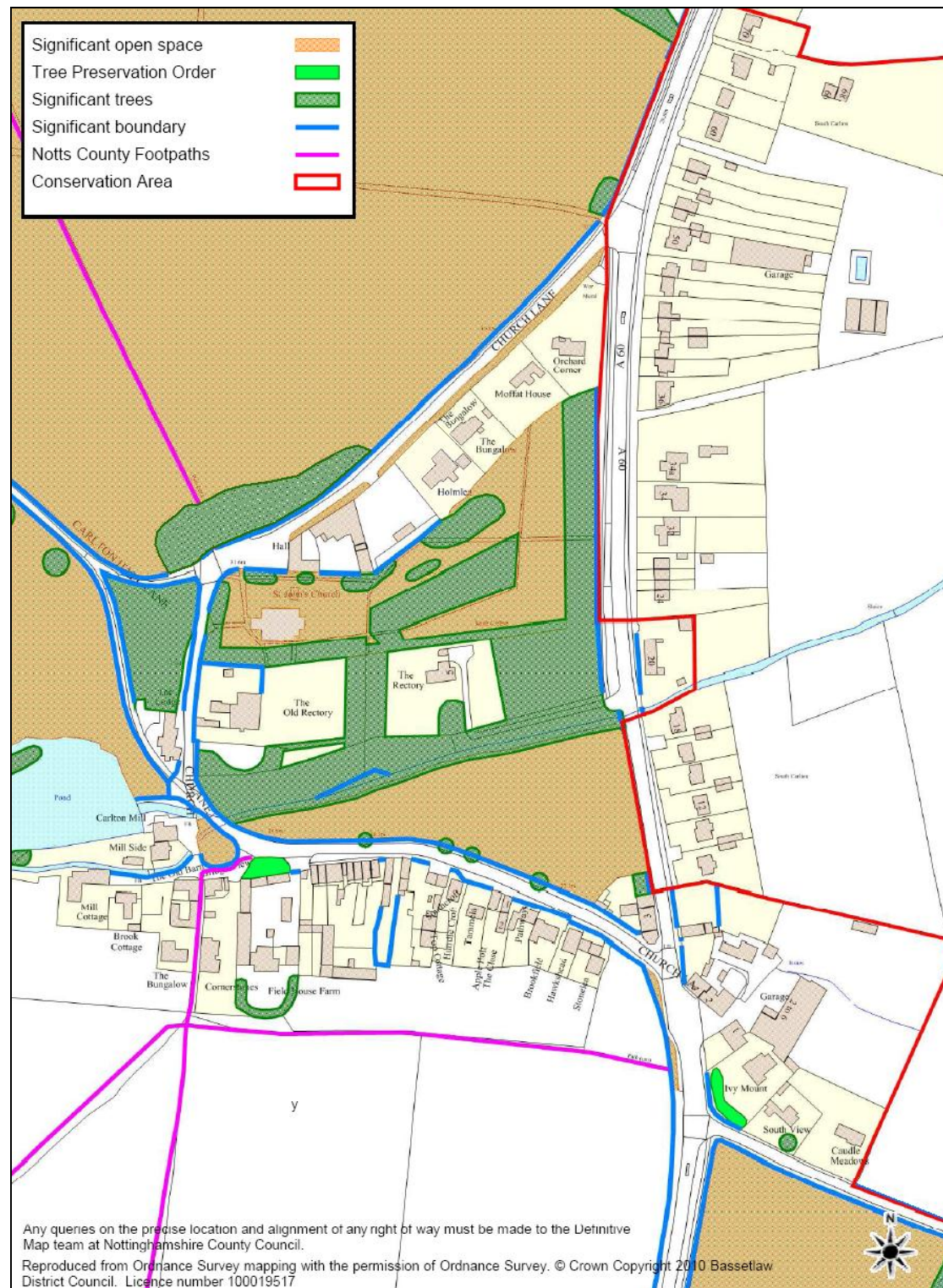
Figure 3.19: Timber post fencing between entrance to Carlton Hall Lane and war memorial junction, Church Lane.

3.26 Map 12 identifies the significant trees, open spaces and boundary treatments that contribute positively to the character and appearance of the Conservation Area. Please note that the omission of any particular tree, feature or open space should not be taken to imply that it is of no interest. Furthermore, although a small number of trees are covered by Tree Preservation Orders (three group TPOs exist in South Carlton), all trees within the Conservation Area are protected and require permission for works to be carried out to them (see Appendix A). Also shown on the map are the public footpaths that run through/from the character area.

CL3 Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees. Of particular note are the stone walls alongside High Road, the timber post fencing and Hawthorn hedge along Church Lane, and the numerous mature trees within the Church Lane loop and around the Mill Pond.
- Boundary walls are generally local Magnesian Limestone with (usually rounded) stone copings, although red brick walls also exist. Fencing is predominantly timber post and approximately 1.2 metres in height. Five bar gates are also common in South Carlton.

Map 12: South Carlton – landscape features



Disclaimer: The identification of significant landscapes and boundary features including walls, railings, open spaces, trees, etc (as shown on the map above) is by no means exhaustive. The absence of any feature from the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. Advice should always be sought from the Conservation Team at the District Council. The Tree Preservation Orders shown are also indicative only and confirmation should always be sought from the Council's Tree Officer on the precise location of the District's TPOs.

Key views and vistas

- 3.27 St John's Church is a focal building within the streetscape of South Carlton and wider landscape, with its tower visible from all sides for a considerable distance. The predominantly Norman and Medieval architecture of the tower contributes to the individual character of South Carlton and emphasises the historic use of the site as a settlement and religious centre. From the south, the tower becomes visible at a bend in the A60 road approximately 50 metres to the north of the junction with Owday Lane. This view of the tower is exacerbated at night when the tower is illuminated. The majority of South Carlton is also visible from this position, with its stone walls and (especially) its pantile roofs striking against the green background of mature trees.



Figure 3.20: View of South Carlton and church from A60 to south.



Figure 3.21: View of church from Church Lane to north east.



Figure 3.22 View of church from Manor Croft, to north west.

- 3.28 At the junction of the A60 and Wigthorpe Lane, views are drawn northwards towards Lacey's Corner and chiefly onto the former toll house, 1 High Road. Although of the same materials as other buildings in its vicinity, the distinctive shape of the building draws the eye and creates a focus for views in the area. This also reaffirms the historical significance of the settlement and the former turnpike road. In addition to views of the former toll house, also visible at this point is South View to the north east, a cottage contemporary with many in the area although constructed of brick rather than stone.



Figure 3.23: View of Lacey's Corner from the south. The former toll house at 1 High Road forms an important element to the character of this part of the Conservation Area.

3.29 Carlton Mill is situated in the south western corner of the character area and is visible throughout the southern half of Church Lane. The building is not only aesthetically pleasing, but also provides a visual link with the settlement's historical industrial development. Other than the church, the Mill is arguably the most focal building in Carlton in Lindrick in terms of its architecture, historical use and setting. Within the vicinity of the Mill is The Row, also a key element in the character area. From the east along Church Lane, both The Mill and The Row form part of a view that also includes Field House Farm, The Lodge and mature trees around the church, Old Rectory and Carlton Park.



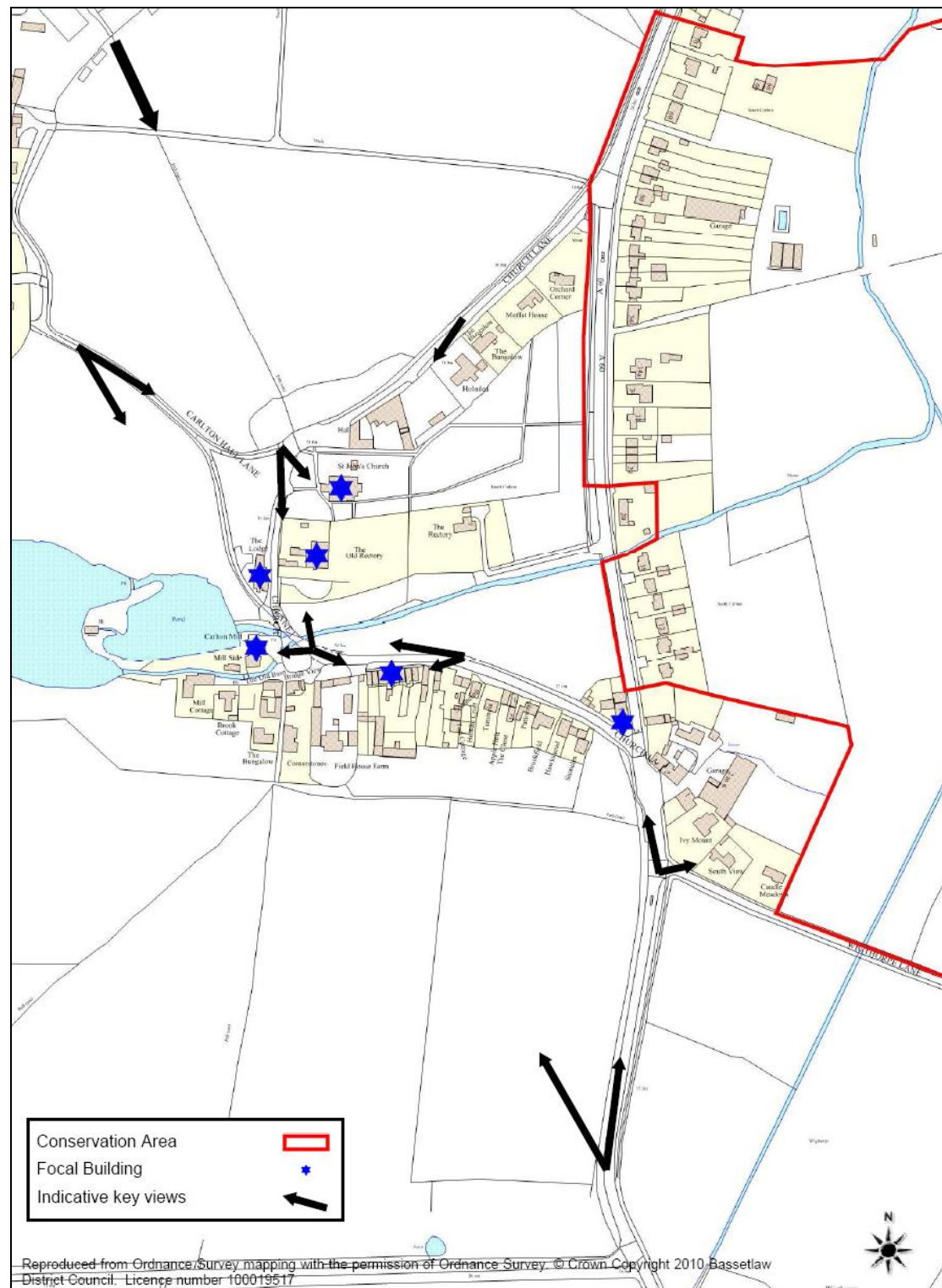
Figure 3.24: Top left: The Row and Carlton Mill. Top right: Carlton Mill. Bottom Left: Carlton Mill and The Lodge.

3.30 The Row contains elements of classical architecture that fit well with the regimented character of the area's older narrow cottages when viewed from the east. North of The Row, views over open space bounded by rows of mature trees bring both natural and man-made elements of the character area together.

CL4 Summary of special interest:

- There are a number of important views within and outside of the character area. The most important views are of St John's Church, the tower being particularly visible along the A60, Owday Lane, Church Lane and Carlton Hall Lane. Focal buildings and indicative key views are shown on map 13.

Map 13: South Carlton – Key views



The key views shown on the map above are indicative only. In addition, the identification of key views is by no means exhaustive and the absence of any view from the above map does not necessarily mean that it is not significant. Advice should always be sought from the District Council's Conservation Team.

Carlton Hall & Park Character Area

- 3.31 This character area encompasses the grounds of the former Carlton Hall and its parkland. The Hall itself was demolished in the 1950s after use by the military during the Second World War, initially as the base for a tank regiment, and later as a camp for prisoners of war. Although the Hall no longer stands on the site, a large number of historic buildings/structures associated with it still exist.
- 3.32 The modern landscape and appearance of the park is primarily the work of William Emes, a late 18th century landscape architect notable in the north and midlands of England. Elements of the park are visible from all around its boundaries including its mature trees, lawns and the lake.
- 3.33 The area's built form is characterised by the central range of former farm buildings previously attached to the hall, together with its former kitchen gardens (the large Kitchen Garden Wall was listed at grade II in 2012). Set around this central site is a fully landscaped park including woodland, lawns, large lake and lodge. Views of the church are also apparent within the character area. Due to the intensity of tree planting and hedging of boundaries, much of the character area remains hidden from view from the main thoroughfares in the village.

Layout and plan form

- 3.34 Notwithstanding the demolition of Carlton Hall in the 1950s and construction of 7 dwellings on its site in the 1960s, the majority of the character area has changed very little since the late 18th century. Comparing the William Emes plan of 1783 (below left) and modern ordnance survey plan (below right), the similarities between the two are evident, especially in relation to trees (highlighted green on the modern map).



Maps 14 & 15: Comparison between William Emes' 1783 plan (top left) and modern OS plan (top right). For ease of understanding, the areas of woodland have been coloured green on the modern OS plan.

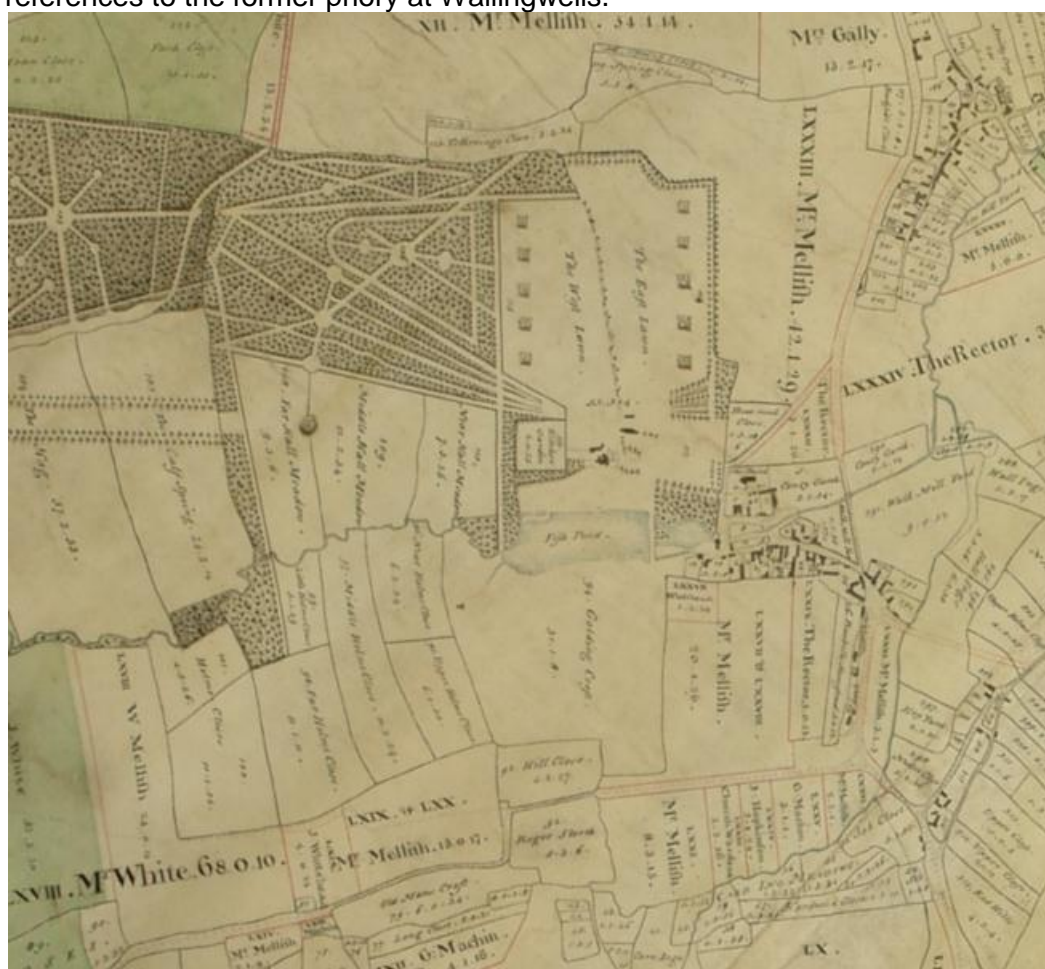
Modern OS Plan: Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2010 Bassetlaw District Council. License number 100019571.

3.35 In terms of its built form, most development is focused around the central site containing the former outbuildings to the Hall, together with modern dwellings on the site of the Hall and its kitchen garden. The infrastructure around the kitchen garden remains almost entirely complete including the kitchen garden wall (grade II listed), mature trees and “haha”³⁵. The modern dwellings (c.1960s) are detached, although sited around the existing landscape features resulting in their retention.



Figure 3.25: View of 1960s dwelling set away from kitchen garden wall and mature trees

3.36 The Park is bounded to the north west and west by Carlton Wood, which predates the Emes remodelling works and is shown on the Enclosure map dating to 1769 (see below). The wood is also mentioned in several historic references to the former priory at Wallingwells.



Map 16: Enclosure Map of 1769 showing layout of Carlton Park (as laid out in the early 17th century). Source: Nottinghamshire County Council Archives.

³⁵ A “haha” is a ditch/trench with vertical wall on one side and slope on the other, built to keep animals out of the site but allow for an uninterrupted view – used throughout the 18th century.

3.37 Lawns Field to the east of the former Hall is bounded to the north by rows of mature trees, by the former turnpike road to the east and by Church Lane to the south. The central lawn contains several features of archaeological interest visible on the ground. To the south, Owday Lane (an Enclosure road dating to c.1767) and trees around Broom Farm form that boundary. Owday Lodge is located on Owday Lane on one of the former routes into the park designed by Emes.

CL5 Summary of special interest:

- The established layout of Carlton Hall & Park is characterised by a central range of former outbuildings to Carlton Hall, together with modern dwellings on the site of the Hall and its former kitchen garden. The modern buildings are well located in relation to earlier landscape features around the site.
- Other than the central range of buildings, the character area contains large areas of landscaped park and open space including mature trees and woodland, lawns, a lake, a 'haha' and footpaths.

Architecture: buildings and materials

- 3.38 As with the rest of the Conservation Area, the historic buildings within the Carlton Hall & Park character area are predominantly in the local vernacular with local Magnesian Limestone walls and pantile roofs. Buildings here also have their original stone chimney stacks intact.
- 3.39 Aside from the Kitchen Garden Wall, no other buildings are listed. All significant buildings within the character area are identified on map 21 (page 51). The most important of these buildings are the former outbuildings to Carlton Hall, converted to private residences in the 1980s and 1990s. These consist of Stable Court (called such on Emes' 1783 plan), The Lawns and Manor Croft. Both Stable Court and Manor Croft have large coach openings aligned with tracks that run across Lawns Field accessing High Road.



Figure 3.26: Former outbuildings to Carlton Hall, as viewed from Lawns Field to east.



Figure 3.27: Former outbuildings to Carlton Hall, c.1988. Source: Local Resident.

- 3.40 This group of buildings are likely to be contemporary with each other given their design and scale. They are not shown on the 1769 Enclosure plan but similarly sized and shaped buildings do appear on the Emes plan of 1783. It is therefore likely that the outbuildings shown on the Emes plan were either not drawn accurately or (more likely) constructed differently to the plan.



Figure 3.28: Former outbuildings to Carlton Hall, as viewed from Carlton Hall Lane to south east.

- 3.41 Stable Court is particularly distinctive with its symmetrical design and central archway (formerly the entrance into the central courtyard). Arches are a recurring theme across this range of buildings with projecting stone springers³⁶. Within the courtyard, the majority of the original stone setts flooring survives around the whole of the perimeter. However, the western (rear) stable building was reduced from two to one storey as part of the conversion. Nevertheless, original detailing also survives.



Figure 3.29: Top left: building frontage. Top Right: rear of building. Bottom Left: inside view of arches. Bottom right: stone setts around perimeter of courtyard.

- 3.42 Unlike Stable Court, Manor Croft is set in a much larger plot and contains several outbuildings and walls relating to earlier equestrian and agricultural uses (including a dovecote) in and around the site. The main building contains the same archway detailing together with a narrow arched window to the rear. In addition, evidence exists of the former gasworks in the north east corner of the site in the form of a mound.



Figure 3.30: Top left: building frontage c. 1988 – source: Local Resident. Top Right: Present frontage. Bottom Left: dovecote within grounds of Manor Croft. Bottom right: narrow arched window on rear.

³⁶ The stone (usually projecting) between the curved and vertical sections of the arch.

- 3.43 To the west of the main range of buildings is the former kitchen gardens (as designed by Emes), which contains a complete semi-circular curtain wall on its north side measuring over 200 metres long and approximately 4.5 metres high. This wall was listed at grade II in 2012. Although several crude repairs have been made over its history, these are only small scale and do not overly affect the character of the structure. A number of openings exist within the wall including gates accessing Manor Croft to the east and the former orchards and paddocks to the north.



Figure 3.31: Top left: south-eastern termination of curtain wall. Top right: gates through curtain wall to Manor Croft. Bottom: Eastern third of curtain wall.

- 3.44 In the centre of the wall, a recessed section formerly held a greenhouse, scars of which are visible throughout including elements of the roof and portions of stuccoed wall (scored to resemble ashlar blocks). This recessed section of wall is hollow to allow it to be heated during the winter. Several bothies exist behind this part of the wall, some of which contain stoves and openings in the wall (where hot air would be routed).



Figure 3.32: Recessed section of curtain wall Viewed from south west.

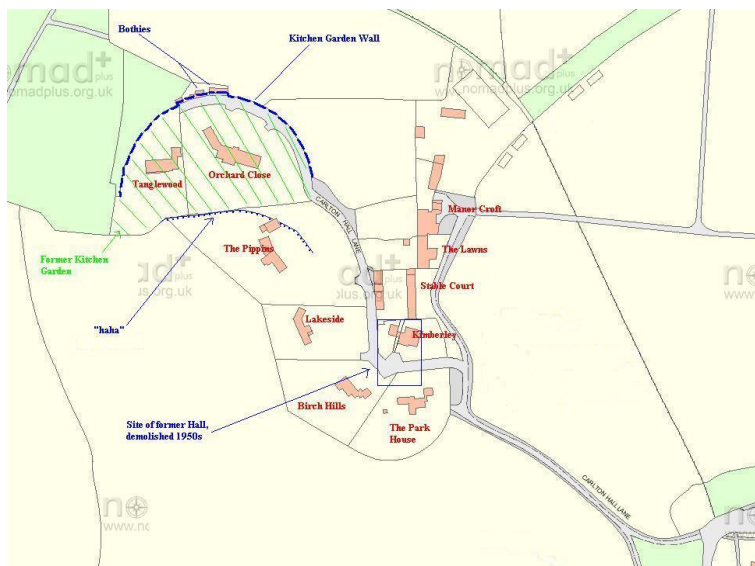


Figure 3.33: Bothies to rear (north) of curtain wall.

- 3.45 Forming the southern boundary of the kitchen garden is a 'haha', clearly shown on historic maps as a ditch feature (see below). This construction survives in its entirety other than for a small section under the outbuilding to The Pippins. The haha is constructed of stone and is only a visible feature from the south and west, as was the original intention.



Map 17: c1897 Ordnance Survey. Source: www.nomadplus.org.uk.



Map 18: Modern map of site showing approximate route of 'haha'. Source: www.nomadplus.org.uk.



Figure 3.34: Section of 'haha' north west of The Pippins.



Figure 3.35: Section of 'haha' east of The Pippins.

- 3.46 The Lodge is situated at the beginning of one of the approach roads into the Hall site from Church Lane and dates to the mid-late 19th century. Although extended, much of its original arts and crafts detailing (such as the projecting first floor window) have been retained. The building is constructed of the local limestone with a natural slate roof. The Lodge has recently been extended, rendered and painted white, although the quoins have been left untreated as a feature. To the front of The Lodge is a boundary wall and gates, through which a roadway led to the Hall (see historic photograph below left).

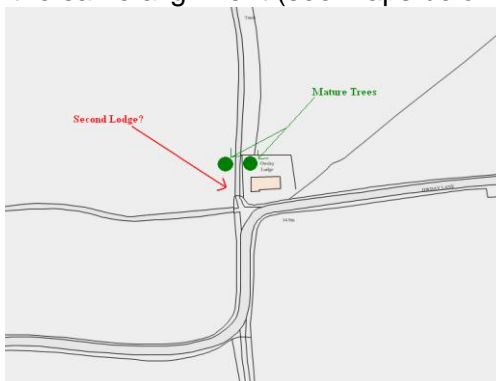


Figure 3.36: Left: The Lodge with Carlton Hall in the background, c. 1906. Source: Bassetlaw Museum. Right: The Lodge, present day.

- 3.47 In the southern end of the character area (north of Owday Lane) is Owday Lodge, a late 18th century building at the southern entrance (a tree-lined roadway) to Carlton Park from Gateford³⁷. Owday Lodge is clearly shown on William Emes' 1783 map. However, on that map is also shown a corresponding Lodge to the west of the roadway, akin to other pairs of lodge houses in the area such as Serlby, Drakeholes (leading to Wiseton Hall) or Clumber. It is not clear if the second lodge was ever constructed as it does not appear on any of the late 19th century maps. However, a mature tree exists on either side of the roadway to the north of the lodge site on the same alignment (see maps below).



Map 19: Extract from William Emes' 1783 Map, clearly showing pair of lodges annotated as no. 11 ("Approach Roads").



Map 20: Modern O.S. map of Owday Lodge with mature trees shown.

- 3.48 Owday Lodge is built using the local Magnesian Limestone and has many of the classical architectural elements found elsewhere in the village and in particular, the stone arches with projecting springers found at Stable Court. The western side (facing the former roadway to Carlton Park) has a covered porch with archways facing the roadway and Owday Lane. The building also contains a stone chimney and original chimney pot. However, the building was considerably extended in the 1970s and concrete roof tiles replaced the original

³⁷ This route went due north from the present lodge and over Carlton Lake via an ornate bridge, now demolished.

welsh slate. These works have clearly been to the detriment of the historic and architectural character of the building.



Figure 3.37: Left: Owday Lodge, c.1970 – Source: Bassetlaw Museum. Top Right: Owday Lodge from south. Bottom Right: Close up of Owday Lodge from south.

CL6 Summary of special interest:

- The Carlton Hall & Park character area's historic buildings and structures (shown on map 21), including the grade II listed Kitchen Garden Wall, contribute positively to the special interest of the Conservation Area and are regarded as heritage assets.
- Older buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by stone and brick chimneys and stone ridge tiles.
- Materials are predominantly local Magnesian Limestone (or red brick for the Kitchen Garden Wall) with clay pantiles or natural slate.

Map 21: Carlton Hall & Park – buildings



Disclaimer: The identification of positive buildings (as shown on the above map and as listed in the appendix) is by no means exhaustive and the 'list' of buildings identified may change at a later date. The absence of any building does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.49 Carlton Hall & Park contains a variety of landscapes/landscape features of importance to its history as a manorial estate and its intrinsic character as part of a Conservation Area³⁸. One such feature is Lawns Field, a rounded field to the east of the former Hall with a tree-lined boundary to the north and hawthorn hedge to the south and east. The field itself contains several features of archaeological interest including raised roadways (which line up with coach doors in Stable Court and Manor Croft); shallow mounds/pits; and the site of “Gasworks Cottage” (still visible as a depression close to the centre of the field).



Figure 3.38: Top: Lawns Field, as viewed from north. Bottom left: Earthworks within centre of site. Bottom right: Raised roadways between High Road and Stable Court/Manor Croft.

- 3.50 The arc of trees forming the northern boundary is one of the common themes of William Emes’ landscaped parks and similar features can be found throughout his other sites. This arc contains a small grave yard established by the Plymouth Brethren in the late 19th century. In the confines of the grave yard are 6 visible graves with headstones, including that of Robert John Ramsden, his wife and daughter.



Figure 3.39: Left: Plymouth Brethren grave yard. Right: Headstone of Robert John Ramsden.

³⁸ The area is also identified on Nottinghamshire County Council’s Historic Environment Record as an unregistered park and garden (see Map 22, page 56)

- 3.51 To the south of Lawns Field (over Carlton Hall Lane) is The Lawns, a wide area of open space with gentle slopes throughout. The Lawns formed the southern view from the Hall and provides a 180 degree panorama of the southern half of the park and village including Carlton Lake, The Mill, Mill Pond, Hardwick Ashes (the southern boundary of the Conservation Area) and individual/clumps of mature trees within the landscape. The gently sloping lawns and use of trees was a recurring feature of Emes' work and in Carlton Park contributes to the historic significance of the landscape.



Figure 3.40: View of The Lawns from The Lodge to east, looking west.



Figure 3.41: View of The Lawns from former kitchen garden to north, looking south towards Carlton Lake.



Figure 3.42: View of the Lawns from former kitchen garden to north, looking south west towards silted up portion of Carlton Lake (left) and Carlton Wood (right)/Hollin Hills (centre).

- 3.52 To the west of the Hall's outbuildings is the former kitchen garden, again a feature designed by Emes. Other than the large curtain wall which bounds the

north of the site (grade II listed), large mature trees exist to the south of the wall and Carlton Wood bounds the former garden to the west. The land to the south of the wall is flat and predominantly lawned other than for the 1960s dwellings. The southern boundary of the kitchen garden is delineated by the *haha*, which would have provided unbroken views of The Lawns whilst ensuring the garden remained free of grazing animals.



Figure 3.43: Left: Copper Beech tree and 'haha' east of The Pippins. Top right: Mature trees, curtain wall and views over The Lawns to rear of Tanglewood. Bottom right: View into Carlton Wood from rear of Tanglewood.

- 3.53 To the west of the character area is Carlton Wood, a mature woodland that, in its present size and shape, appears to date to the building of the original Carlton Hall in the early 1600s (as slightly altered by Emes in the 1780s). Several footpaths exist on earlier tracks running through the wood, including the likely main coach route between Carlton Hall and Wallingwells Hall from the 17th century. To the south of a small area of woodland on the east side of the wood are the substantial remains of the Round House, a late 18th century former dog kennel (later a dwelling) that was demolished in the 1960s. The shape of the site can still be seen as a round area of overgrown garden and self-set trees. A former well (surrounded by a ring of trees) also exists to the east of the wood. Carlton Wood provides a significant boundary to the character area.



Figure 3.44: View of Carlton Wood from east.

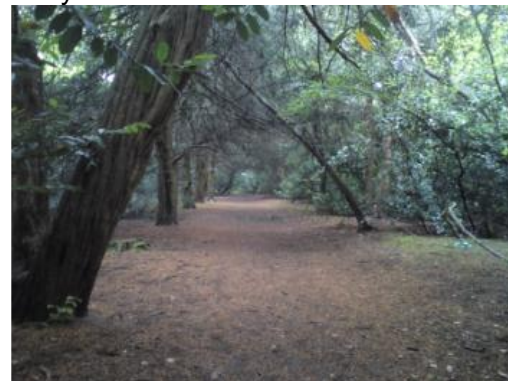


Figure 3.45: View along main roadway through Carlton Wood.



Figure 3.46: View of Carlton Wood, site of Round House and former well (right) north of Manor Croft.

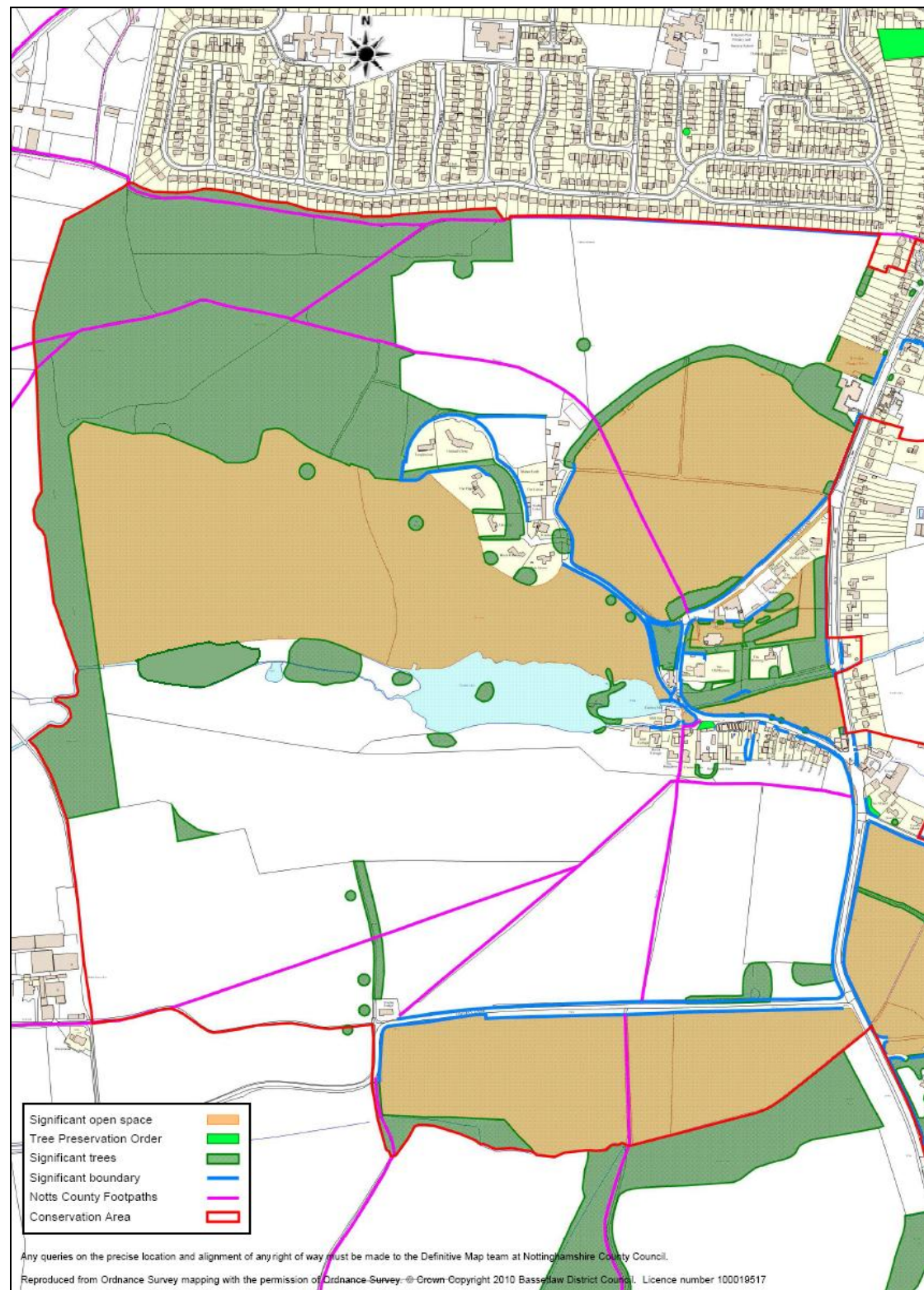


Figure 3.47: Former well, north of Manor Croft.

CL7 Summary of special interest:

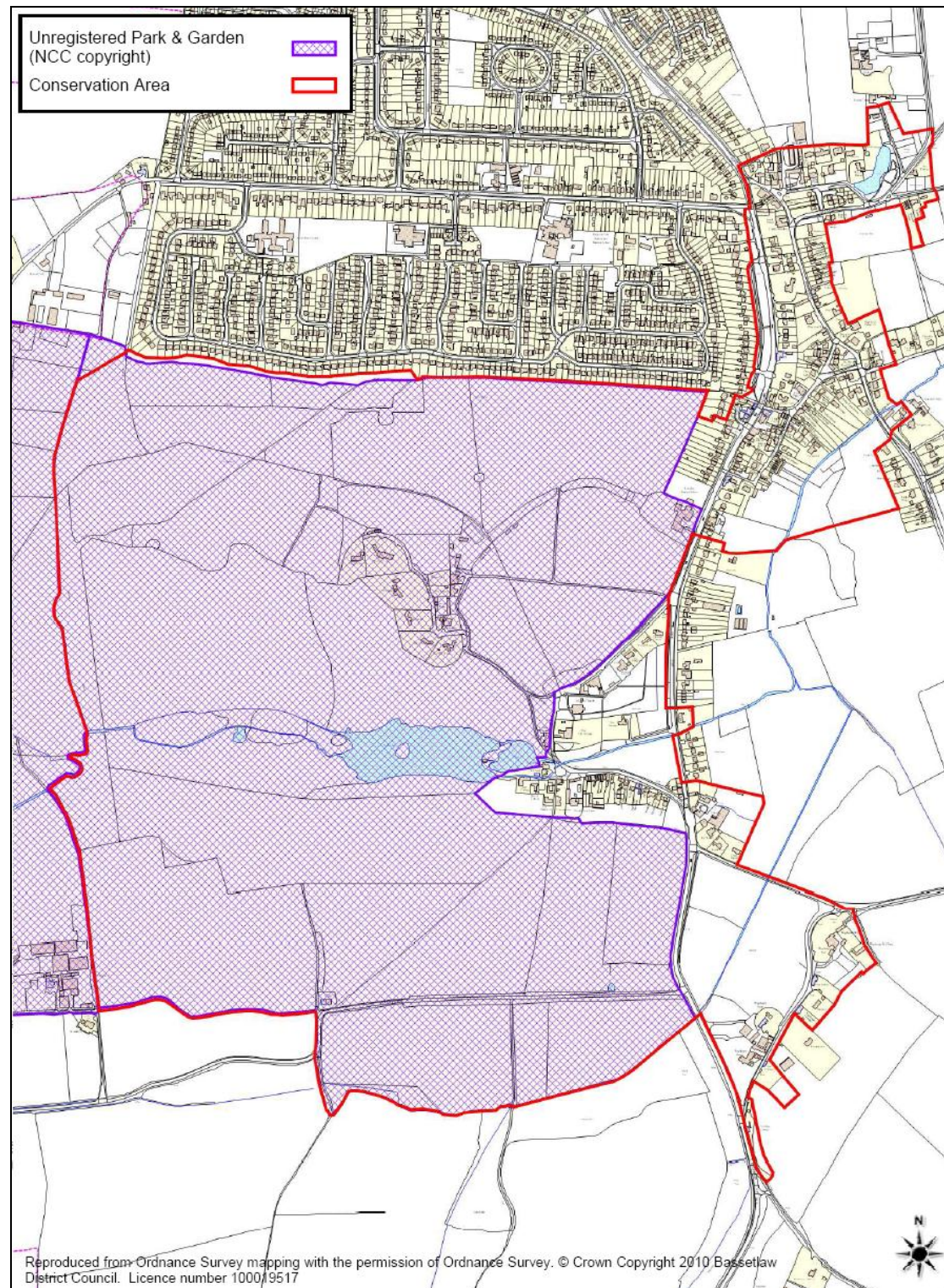
- The character area contains a wide variety of landscape features including boundary treatments, verges, lawns, a lake and trees. Of particular note are the large lawns, woodland, individual/clumps of trees, Carlton Lake, kitchen garden wall, 'haha', hawthorn hedges and timber post fencing.
- Boundary fencing is predominantly timber post and rail and approximately 1.2 metres in height. The use of hawthorn hedges is also widespread.

Map 22: Carlton Hall & Park – landscape features



Disclaimer: The identification of significant landscapes and boundary features including walls, railings, open spaces, trees, etc (as shown on the map above) is by no means exhaustive. The absence of any feature from the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. Advice should always be sought from the Conservation Team at the District Council. The Tree Preservation Orders shown are also indicative only and confirmation should always be sought from the Council's Tree Officer on the precise location of the District's TPOs.

Map 23: Carlton Hall & Park – unregistered park & garden (identified on Nottinghamshire County Council's Historic Environment Record)



(To the west of the Carlton in Lindrick Conservation Area is the Wallingwells park and garden identified by Nottinghamshire County Council)

Key views and vistas

- 3.54 The former outbuildings to Carlton Hall with their Magnesian Limestone and pantile facing are the most prominent within the character area, especially when viewed from the south east and east against a background of mature trees. To the east of these buildings is Lawns Field, which contains a footpath running in a south east to north west direction. At both entry points along the footpath into Lawns Field, wide vistas can be seen. At the southern point (closest to the church) 180 degree views are drawn between the west, north and east taking in Stable Court/The Lawns/Manor Croft, the round wooded boundary and the hawthorn hedge alongside High Road. Similar views are available from Carlton Hall Lane approximately 80 metres to the west.



Figure 3.48: View of Lawns Field from southern end of footpath with Carlton Hall outbuildings (left), footpath (centre), rounded tree boundary (across distance) and earthworks (right).

- 3.55 At the opposite end of the footpath, a comparable panoramic view exists stretching from High Road to the east to the Carlton Hall site to the west, including a view of the church tower to the south. Earthworks of archaeological significance can also be seen towards the centre of Lawns Field including raised roadways, one of which runs between High Road to Manor Croft.



Figure 3.49: Top: Panoramic view of Lawns Field from north-western end of footpath looking south towards the church (left) and Manor Croft (right). Bottom left: View south towards church. Bottom right: Raised roadway between High Road and Manor Croft.

- 3.56 Carlton Wood forms part of the northern and western boundaries to the Conservation Area and is especially prominent from the section of footpath to the north of Manor Croft. The 18th century well, former “Round House” and the wood itself are all part of a vista available from this point. Within Carlton Wood, the wide avenue itself forms a key view drawing the eye down the long, wide and straight roadway flanked on both sides by evenly spaced mature trees.



Figure 3.50: View along main thoroughfare through Carlton Wood, looking westwards.



Figure 3.51: View of Carlton Wood from footpath to east, looking west showing woodland (left-centre), former Round House (left) and former well (right).

- 3.57 From Carlton Hall Lane, 360 degree views are possible including northwards to Lawns Field and the Carlton Hall outbuildings. Southwards, a panorama takes in medium range features including The Lawns, the church, the Mill, Mill Pond, Carlton Lake and Hollin Hills; and long range features such as Hollin Hills (west) and Hardwick Ashes (south). To the front of the Carlton Hall site, and in particular from the front of Manor Croft, the church tower dominates views to the south and east.



Figure 3.52: Top: View south west of Carlton Hall Lane including Carlton Mill (left), trees between Mill Pond and Carlton Lake (centre) and The Lawns (front). Left: View of Church from front of Manor Croft, looking south east. Bottom: View north west from Carlton Hall Lane towards Carlton Hall site including The Lawns and Hollin Hills (left), outbuildings (centre right) and Lawns Field (right).



3.58 The Lodge on Church Lane is also a building of significance in relation to views around the character area. From Church Lane to both the south and north, The Lodge forms part of wider views taking in the church, the Old Rectory and the Mill (from the south) and Mill Bridge, The Old Barn, bridge View and Field House Farm. A further view, although shorter range than those above but by no means less significant, is that from the south east corner of the former kitchen garden. Views are drawn to the north west and west around the semi-circular wall, mature trees and lawns of the modern properties within the site.



Figure 3.53: View of the Lodge from Church Lane to south east, looking north west.

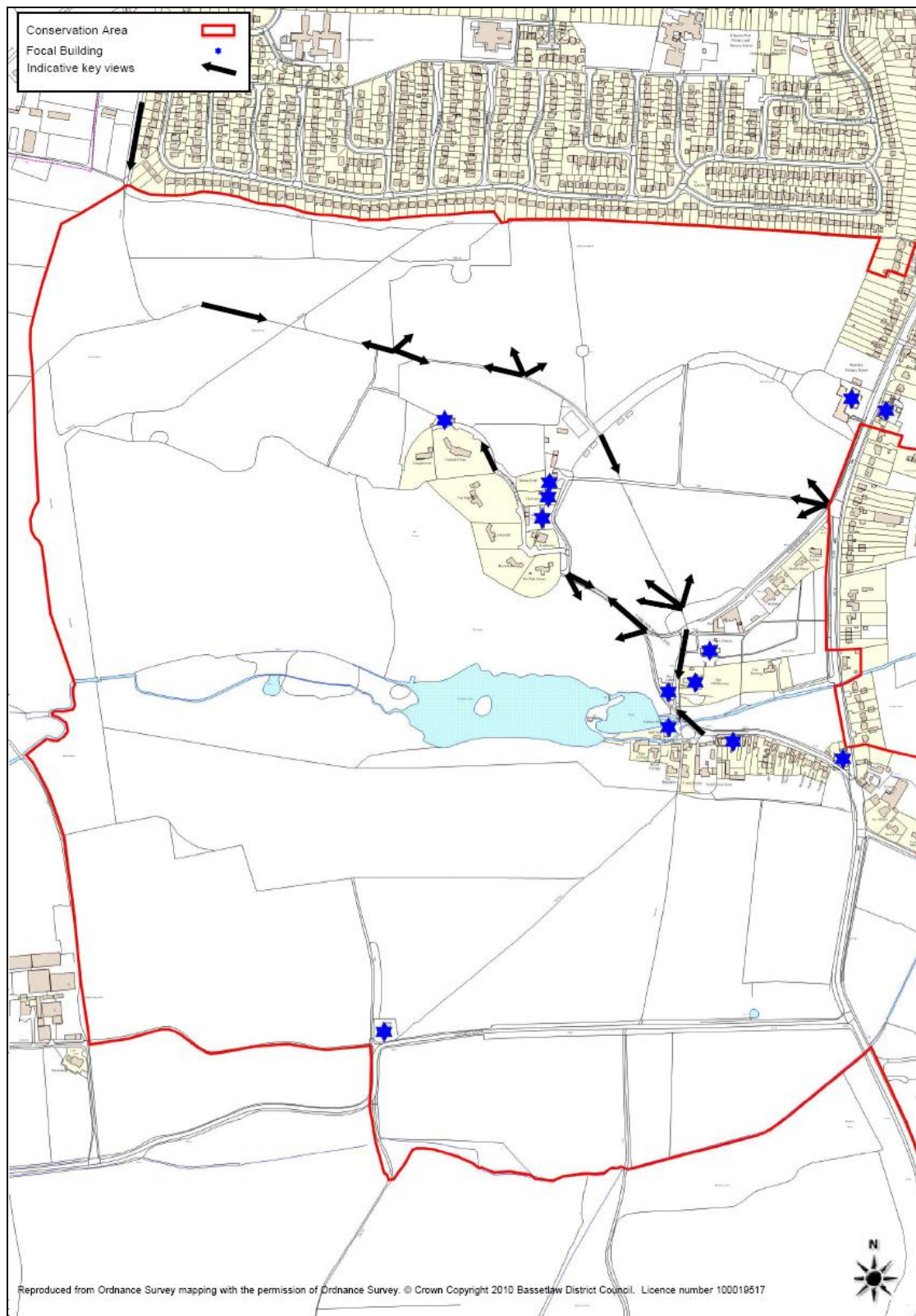


Figure 3.54: View of The Lodge from Church Lane to north, looking south.

CL8 Summary of special interest:

- There are a number of important views within and outside of the character area. The most important views are of St John's Church, the former outbuildings to Carlton Hall, the Kitchen Garden Wall, Carlton Mill and Carlton Wood. Focal buildings and indicative key views are shown on map 24.

Map 24: Carlton Hall & Park – key views



The key views shown on the map above are indicative only. In addition, the identification of key views is by no means exhaustive and the absence of any view from the above map does not necessarily mean that it is not significant. Advice should always be sought from the District Council's Conservation Team.

Wigthorpe Character Area

- 3.59 This character area comprises a small hamlet to the south east of South Carlton and on the east of the A60 at the top of a low hill. The hamlet consists of 11 dwellings, outbuildings and agricultural buildings. The majority are of a rectangular plan form. Local limestone and clay pantiles are the predominant external material. Wigthorpe contains 3 listed structures together with buildings listed in association and with a number of other positive buildings. To the west of the hamlet are the remains of part of the medieval village, a Scheduled Monument. Several building platforms and a roadway are clearly visible on the ground and on aerial photographs. Throughout Wigthorpe, views westwards, both across fields and between buildings, towards South Carlton and St John's Church dominate the wider landscape.
- 3.60 The area's built form is characterised by properties fronting Wigthorpe Lane with large rear gardens. Wigthorpe Lane leads uphill (from south to north) towards the grade II listed Wigthorpe Hall and adjacent Wigthorpe Hill. To the south of the character area is an outcrop of Bunter Sandstone to the east of Toll Bar Cottage, on which Wigthorpe hamlet is built.

Layout and plan form

- 3.61 The layout of Wigthorpe reflects the impact of the 1767 Enclosure Act, with a single lane running through the hamlet. Prior to 1767, two lanes had run parallel either side of a farmstead (later replaced by Wigthorpe House) and joined at Wigthorpe Hall, then continued along a trackway towards the liquorice growing site adjacent Hundred Acre Lane (then also a trackway). After Enclosure, the westernmost roadway ceased to be used and the eastern road was extended along the former track (now Liquorice Lane) towards Hundred Acre Lane.



Map 25 (top left): Extract from Carlton in Lindrick Enclosure map, 1769, showing Wigthorpe.

Map 26 (top right): Extract from Sanderson's map, 1835.

Map 27 (bottom left): c. 1912-1919 O.S. map.

Map 28 (bottom right): Modern O.S. map.

- 3.62 With the exception of Wigthorpe House and Wigthorpe Farm, the remainder of buildings in Wigthorpe are on the east side of the road. At the northern limit of

the hamlet is Wigthorpe Hall, a large early 18th century house with both large front and rear gardens, together with two associated dwellings (Wigthorpe Hill and Wigthorpe Hill Barn). Between 1769 (Enclosure map) and 1835 (Sanderson's map), the northern part of Wigthorpe Lane was redirected to loop around the west side of Wigthorpe Hall.



Figure 3.55: View northwards along Wigthorpe Lane towards Wigthorpe Hall (left), Grey Gables (centre) and Wigthorpe Cottage (right).



Figure 3.56: View northwards towards Grey Gables (distant centre) and The Cottage (right).

- 3.63 The southern entrance to Wigthorpe joins the A60 and contains a former toll cottage (Toll Bar Cottage) dating to the early 19th century. This cottage is sited at the edge of a 3-4 metre high outcrop of Bunter sandstone, which continues northwards (uphill) along Wigthorpe Lane until The Cottage. The A60 forms the western boundary to the character area and includes the 1.6 metre high stone wall around Wigthorpe House and a 2 metre high hawthorn hedge.



Figure 3.57: Toll Bar Cottage, Wigthorpe.



Figure 3.58: Southern entrance to Wigthorpe from A60.

CL9 Summary of special interest:

- The established layout of Wigthorpe Lane is characterised by low density development with buildings close to the highway boundary.
- The layouts of plots east of Wigthorpe Lane contribute positively to the historic plan form of the character area.

Architecture: buildings and materials

- 3.64 Most buildings within Wigthorpe character area contribute positively to the special character and appearance of the Conservation Area. In addition to the three listed buildings (Wigthorpe Hall, Archway and Wigthorpe House) and associated buildings listed by association, several others can be regarded as positive buildings. These are listed in full in Appendix B and are set out on map 29 (page 68). Buildings not highlighted are considered to be neutral in their character, appearance or significance.
- 3.65 Wigthorpe Hall is the largest and most important building within Wigthorpe hamlet and was the home of the Ramsden family (of Carlton Hall) from the 1870s onwards. The main part of the building is early-18th century and is constructed of the local Magnesian Limestone with a natural slate roof. The frontage contains two rounded bays with central doorway and is finished with large ashlar blocks, a contrast with the more vernacular (small and irregularly finished) blocks visible on the north elevation. On the rounded bay frontage, the roof line is hidden by a parapet. Several extensions have been made to the original property including a 19th century stone construction on the south west and a number of brick structures to the rear (south east). A listed archway also exists to the south of the main building³⁹. However, this can only be seen from inside the Hall's grounds.



Figure 3.59: Top left: Frontage of Wigthorpe Hall (right) with Wigthorpe Hill (left). Top right: Rear of Wigthorpe Hall. Bottom: Archway to south of Wigthorpe Hall with Hall in background.

- 3.66 Within the setting of Wigthorpe Hall is Wigthorpe Hill, a former stable/coach house probably dating to the late 18th/early 19th century, which was converted to a dwelling in the 1970s. Wigthorpe Hill has Magnesian Limestone walls and

³⁹ This archway was moved from the Carlton Hall site during the 1950s when the Hall at Carlton was demolished.

clay pantiles on the roof, although has many external features as a result of the 1970s conversion (filled in ventilation slits, modern window openings, etc). Notwithstanding the relatively modern alterations, the building still forms an important part of the setting of Wigthorpe Hall and wider Conservation Area.



Figure 3.60: Wigthorpe Hill from north east.



Figure 3.61: Wigthorpe Hill from north.

- 3.67 Of the other ancillary buildings in the setting of Wigthorpe Hall, Wigthorpe Hill Barn is the most substantial. This was converted to a dwelling in 2008/2009 and retains most of its original features including the openings, ventilation slits, stone walls and pantile roof. A number of stone walls, of the same scale, material and design as those found elsewhere in Wigthorpe and South Carlton/Carlton Hall, bound sections of garden to the south east and south.



Figure 3.62: Rear (south east elevation) of Wigthorpe Hill Barn.



Figure 3.63: Front (north west elevation) of Wigthorpe Hill Barn.

- 3.68 At the southern end of the hamlet is Wigthorpe House, a large mid-18th century dwelling constructed of ashlar blocks originally with natural slate roof. The main aspect (south elevation) has a 19th century projecting canted bay, also of ashlar and slate. Although the building is in a considerable state of disrepair, given its size, age and design, it is still one of the most important in the character area and wider Conservation Area. Wigthorpe House is surrounded by trees, hedges and a limestone wall of varying heights on all sides.



Figure 3.64: View of Wigthorpe House site from A60 to south.



Figure 3.65: Wigthorpe Hall in November 08.

- 3.69 Toll Bar Cottage sits on the east side of the A60 at the southern entrance to Wigthorpe Lane and contains multiple phases of construction. The earliest part of the building dates to the late 18th century. The oldest part would appear to be the northern half, with local Magnesian Limestone making up (approximately) the first metre, with brickwork in both running and Flemish bonds above up to first floor level (hence the original building was probably single storey). The southern half of the building would appear to be an extension, with larger bricks used in an 'English garden wall' bond up to first floor level. Finally, the building was converted to two storey (in the mid-late 19th century) using the same larger size bricks and also in the 'English garden wall' bond.



Figure 3.66: View of Toll Bar Cottage from South.



Figure 3.67: Frontage of Toll Bar Cottage showing different phases of construction.

- 3.70 Most other buildings in Wigthorpe share the vernacular design and materials including Grey Gables (although recently extended), Wigthorpe Cottage, The Cottage and Wigthorpe Farm. All but Wigthorpe Farm sit on the highway boundary. Grey Gables and Wigthorpe Cottage are similar in appearance and scale, both being two storey, rectangular and with window openings facing the highway. However, the frontage to The Cottage contains only a single small opening at first floor level, with the main aspect being on the rear of the building facing eastwards.

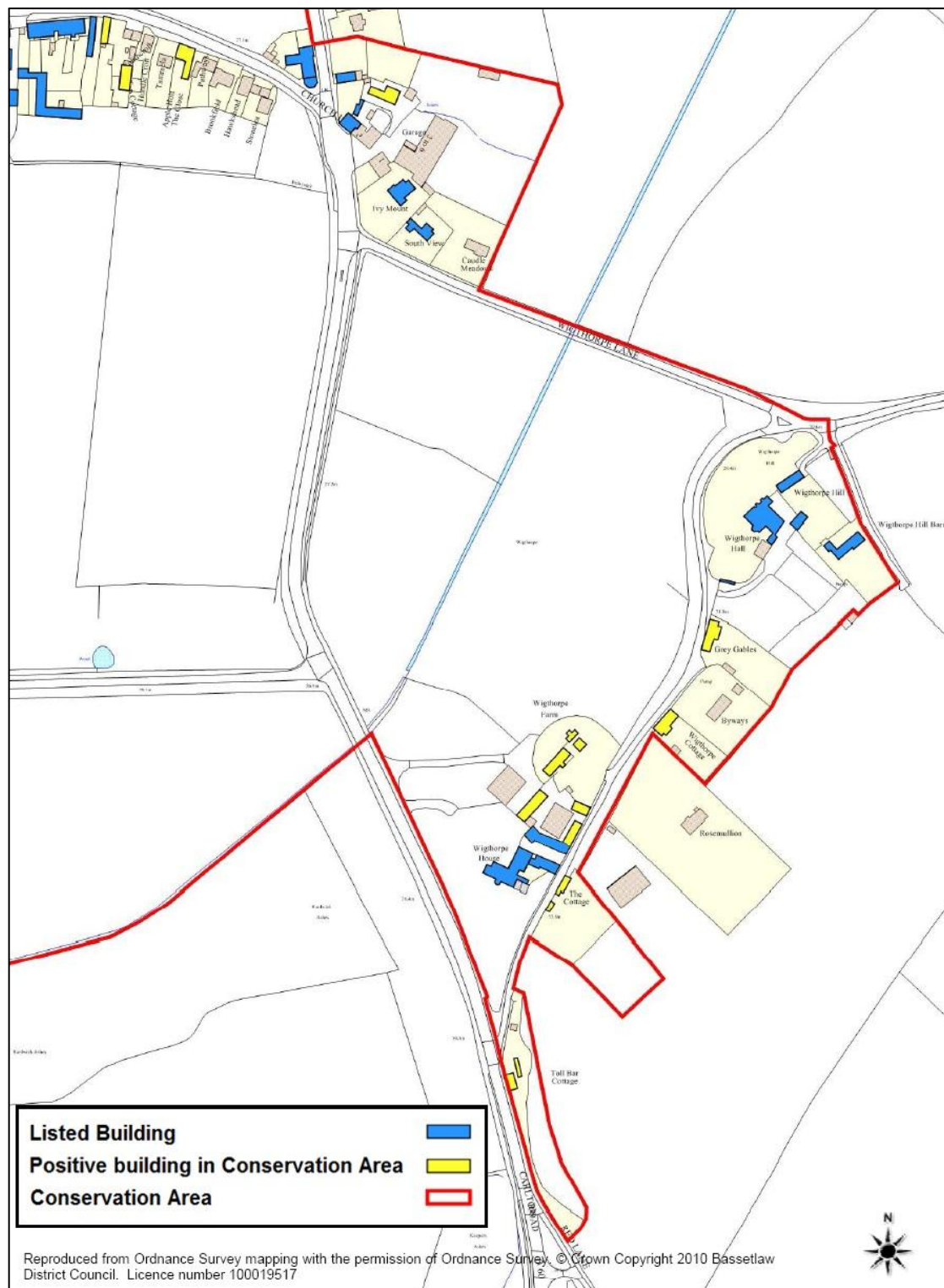


Figure 3.68: Top Left: Grey Gables (right) and Wigthorpe Cottage (right). Top Right: Wigthorpe Farm. Bottom Left: The Cottage (with near-blank frontage facing Wigthorpe Lane).

CL10 Summary of special interest:

- Along with its listed buildings, Wigthorpe contains several unlisted buildings that contribute positively to the special interest of the Conservation Area. These unlisted buildings are considered to be heritage assets and are shown on map 29.
- Older buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by stone and brick chimneys and stone ridge tiles.
- Materials are predominantly local Magnesian Limestone with clay pantiles or natural slate.

Map 29: Wigthorpe – buildings



Disclaimer: The identification of positive buildings (as shown on the above map and as listed in the appendix) is by no means exhaustive and the 'list' of buildings identified may change at a later date. The absence of any building does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.71 The largest area of open space in Wigthorpe is the Scheduled Ancient Monument between the A60 and Wigthorpe Lane, the abandoned part of Wigthorpe medieval village that runs alongside the western trackway also abandoned in the 18th century. Wigthorpe is therefore only half its previous size. The monument contains several building platforms and medieval crofts visible as earthworks either side of the abandoned trackway (now a sunken gully). Also visible are several areas of ridge and furrow and later (post-medieval) remains including a possible water meadow referred to in records dating to the mid-18th century⁴⁰. The monument is surrounded by a 2 metre high hedge and 1.6 metre high timber post fencing to the west, north and east.



Figure 3.69: View of Scheduled Ancient Monument from south west, looking north east.

- 3.72 Wigthorpe Lane contains several wide verges on both sides of the highway, with hawthorn hedges behind. The verges to the front of Rosemullion and opposite Grey Gables/Wigthorpe Hall stretch almost the full length of the lane through Wigthorpe, thus providing a continuous green space throughout the hamlet. Large verges also exist at the northern and southern ends of Wigthorpe Lane, effectively forming the entrances to Wigthorpe.



Figure 3.70: Wide verges along Wigthorpe Lane, looking northwards towards The Cottage (right) and Grey Gables (centre).



Figure 3.71: Wide verge to west of Wigthorpe Hall site.

- 3.73 Stone walls are located around the curtilages of the larger buildings. Of particular prominence is the wall around Wigthorpe House, part of which

⁴⁰ As discussed in Carlton in Lindrick 1760-1914, Local History Study Group (1980)

bounds the A60. Substantial walls also exist around Wigthorpe Hall/Hill/Hill Barn and Wigthorpe Farm together with associated openings. The openings into the Wigthorpe Hall/Hill site and that into Wigthorpe Farm are particularly notable.



Figure 3.72: 19th century gates into Wigthorpe Farm.



Figure 3.73: Northern entrance into the Wigthorpe Hall/Hill site, including stone walls.

- 3.74 Three areas of trees exist within Wigthorpe hamlet, which contribute significantly to the special character of the Conservation Area. Around both Wigthorpe Hall/Hill and Wigthorpe House, mature trees screen the main buildings from the adjacent roads. At Wigthorpe Hall/Hill, trees including Sycamore and Copper Beech help to form the boundary between the buildings and Wigthorpe Lane together with the stone boundary wall.



Figure 3.74: Trees around Wigthorpe Hall/Hill, as viewed from north east.

- 3.75 At Wigthorpe House, many of the trees, although significant, appear to be unmanaged at present and Ivy has spread throughout. However, the trees still form a significant feature in the Conservation Area, especially alongside the A60. To the east and south of Toll Bar Cottage, a spur of land containing mature trees (following the line of the Bunter Sandstone outcrop) stretches southwards and forms the boundary to the Conservation Area.



Figure 3.75: Trees to west of Wigthorpe House, adjacent A60



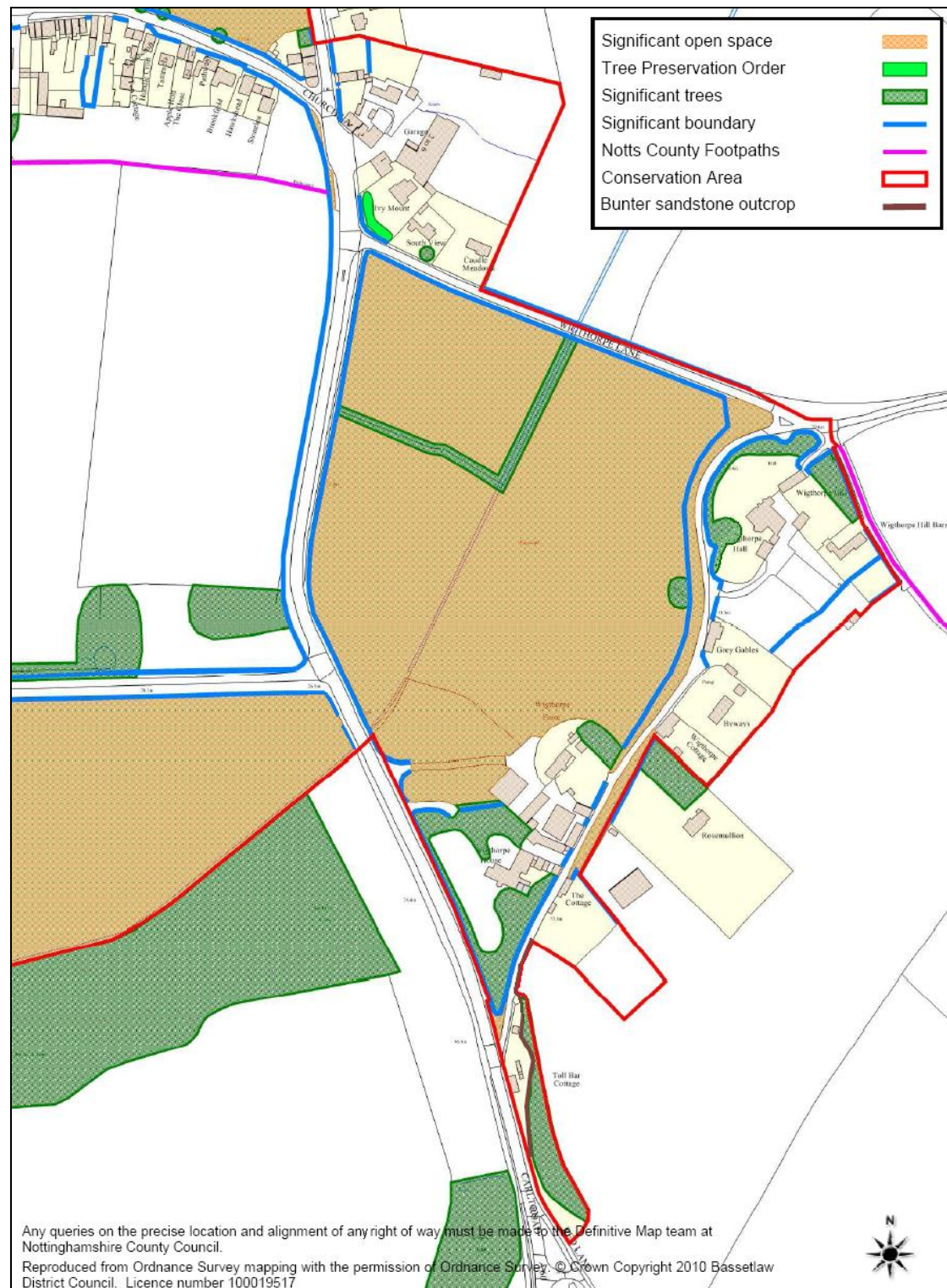
Figure 3.76: Trees to south of Toll Bar Cottage, adjacent A60

- 3.76 At the southern end of Wigthorpe Lane, the outcrop of Bunter Sandstone forms part of the eastern boundary to the Conservation Area and together with the boundary wall on the western side of the Lane, helps form the southern entrance to the hamlet.

CL11 Summary of special interest:

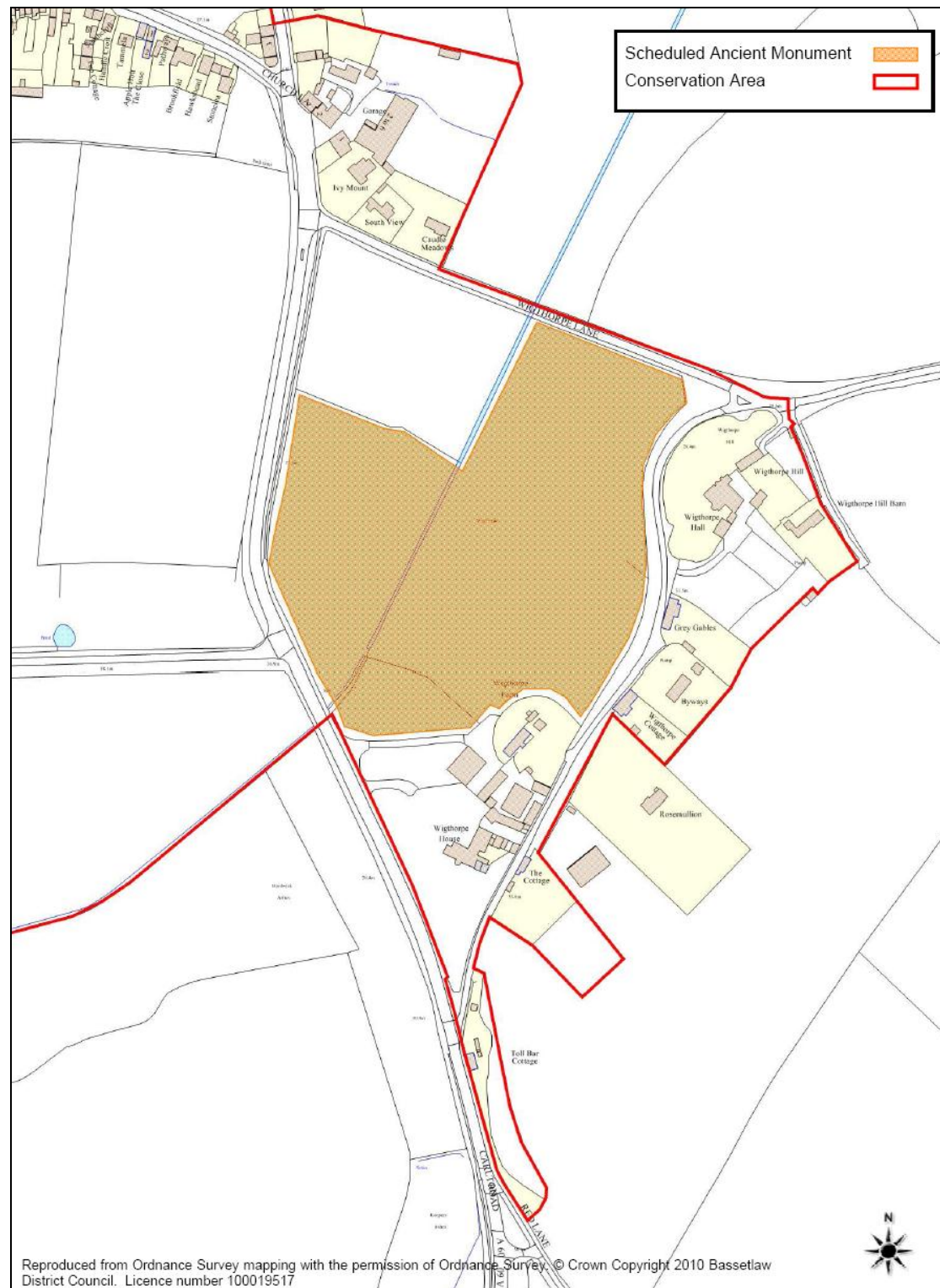
- The character area contains a wide variety of landscape features including boundary treatments (stone walls/hedges/fencing), verges, trees, a Scheduled Ancient Monument and a bunter sandstone outcrop.
- Boundary walls are of Magnesian Limestone. Boundary fencing is predominantly timber post and rail and approximately 1.2 metres in height. The use of five bar-style gates and hawthorn hedges is also common.

Map 30: Wigthorpe – landscape features



Disclaimer: The identification of significant landscapes and boundary features including walls, railings, open spaces, trees, etc (as shown on the map above) is by no means exhaustive. The absence of any feature from the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. Advice should always be sought from the Conservation Team at the District Council. The Tree Preservation Orders shown are also indicative only and confirmation should always be sought from the Council's Tree Officer on the precise location of the District's TPOs.

Map 31: Wigthorpe – Scheduled Ancient Monument



Key views and vistas

- 3.77 A number of key views exist around the Wigthorpe character area, which take in both the hamlet itself and the wider Conservation Area. To the north west at the junction of the A60 with Wigthorpe Lane, a gap in the hawthorn hedge allows views to the east and south east (land rises gradually to the east) with Wigthorpe Hall and Wigthorpe Farm particularly prominent. Other vernacular buildings along Wigthorpe Lane are also visible including Grey Gables and Wigthorpe Cottage.



Figure 3.77: View to north west from junction of A60 and Wigthorpe Lane including Wigthorpe Hall (left) and Grey Gables/The Cottage (centre).

- 3.78 From the north east at the junction of Wigthorpe Lane and Liquorice Lane, views are drawn to the west including the wide verges on Wigthorpe Lane, the Scheduled Monument and the southern part of South Carlton. Especially noticeable are the stone walls and pantile roofs of buildings such as Field House Farm, the wooded areas of Carlton Park and the tower of St John's Church.



Figure 3.78: View from junction of Wigthorpe Lane and Liquorice Lane looking west towards Field House Farm (centre left) and St John's Church (right).

- 3.79 To the west of Wigthorpe Farm on the A60, the importance of Wigthorpe Hall as the dominant building in the hamlet is clear when viewed from the western access to Wigthorpe Farm. From this location, it is evident that the Hall is constructed on the highest point in the area. In the foreground is the Scheduled Monument, with many of the archaeological features visible including areas of ridge and furrow together with a number of building platforms. The rear of Wigthorpe Farm is also visible, including the circular extension to the rear of the farmhouse.



Figure 3.79: View to east/north east from western access to Wigthorpe Farm, showing Wigthorpe Hall (left) and Scheduled Monument (foreground).

3.80 Toll Bar Cottage and the surrounding clump of mature trees also form a view from the south. This is the first important vantage when approaching Carlton in Lindrick from Worksop, and includes Toll Bar Cottage adjacent the road, together with the boundary wall and trees around Wigthorpe House. Trees to the west (Keepers Ashes) also channel views towards Toll Bar Cottage and the wider Conservation Area.



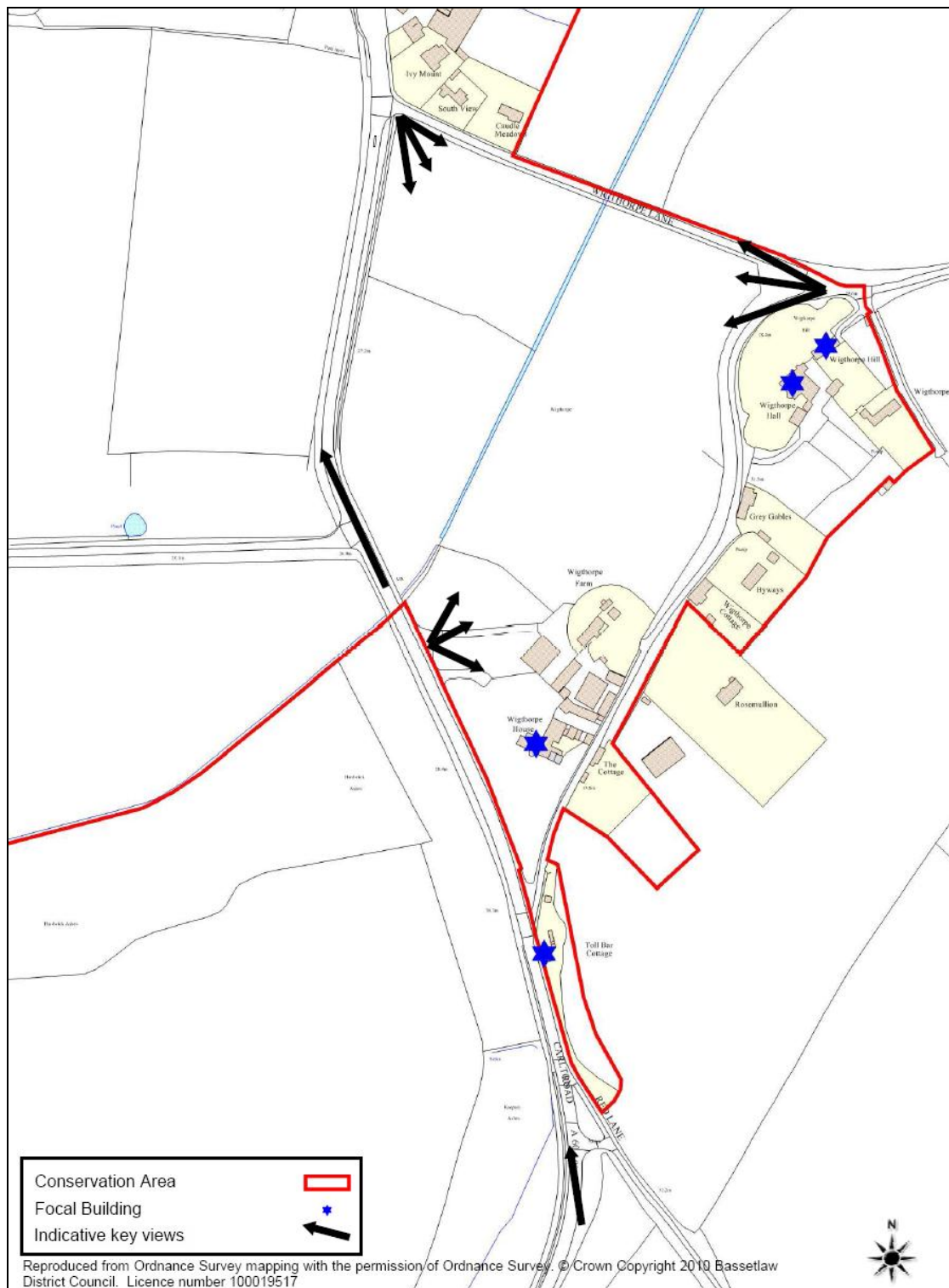
Figure 3.80: View northwards from southern edge of Conservation Area, with Toll Bar Cottage (distant left) and mature trees visible.

3.81 Important views also exist along the A60 towards South Carlton and St John's Church. This is discussed in paragraph 3.27 (page 39).

CL12 Summary of special interest:

- There are a number of important views within and outside of the character area. The most important views are of St John's Church, the Wigthorpe DMV (Deserted Medieval Village) Scheduled Ancient Monument and along the A60. Focal buildings and indicative key views are shown on map 32.

Map 32: Wigthorpe – key views



The key views shown on the map above are indicative only. In addition, the identification of key views is by no means exhaustive and the absence of any view from the above map does not necessarily mean that it is not significant. Advice should always be sought from the District Council's Conservation Team.

High Road Character Area

3.82 High Road (the A60) runs the full length of the village on a north to south alignment, and connects the two townships of North and South Carlton. As highlighted previously (see map 6, page 13), High Road as a highway dates to the Enclosure period and was completed in 1767. Previously the route through Carlton in Lindrick (from south to north) took travellers around Church Lane (South Carlton), then along a short stretch of High Road from the present War Memorial and turned eastwards along Low Street. The rest of High Road north of this point was merely a trackway accessing the rear of crofts on Low Street.

3.83 The High Road character area has a defined centre between the Low Street junction and the Blue Bell (public house). A large proportion of buildings within this area are of the local Magnesian Limestone including shops at 92-96 High Road and the former Drabble's Showroom. North of this point, buildings fronting High Road date to the 1960s/1970s although behind the continuous stone boundary wall. Older structures in the area are to the east and face Greenway, the former main route through North Carlton.



Figure 3.81: Shops at 92-96 High Road.

Layout and plan form

3.84 Most historic buildings on High Road date to the late 18th and early 19th centuries and are located in the central area, with buildings constructed facing the new turnpike road in plots at right angles to the road, although primarily on the east side. The oldest of these is probably 72 & 74 High Road (formerly the school house and post office) dating to the late 18th century. Plots are generally short in length, being formed from earlier plots containing buildings fronting Low Street and Greenway. The earliest building to the west of High Road is undoubtedly the former Drabble's workshop, dating to the 1830s. Most historic buildings on High Road (between the Blue Bell and Low Street) are sited close to the highway boundary. However, as can be seen from the 1769 Enclosure map, development along High Road was limited until the later stages of the 18th century.



Map 33: Extract from 1769 Enclosure map showing High Road and North Carlton.

3.85 The southern part of High Road character area is dominated by two school buildings either side of the road. The former infants school (now used as a dwelling) to the east and Ramsden School to the west. This was constructed in

1831 on behalf of the Ramsden family in an area of open space surrounded by woodland, as set out by William Emes in the 1780s⁴¹.



Maps 34 & 35: Comparison between William Emes' 1783 plan (left) and modern O.S. map (right). For ease of understanding, the areas of woodland have been coloured green on the modern O.S. map.

- 3.86 North of the central area, buildings are limited to the east side of the road, the majority of which date to the 1960s/70s. Most are sited within former orchards and gardens of North House/Copper Beeches, The Grange and Kingston House (although both North House and The Grange still retain substantial garden areas fronting both High Road and Greenway).



Figure 3.82: Blue Bell with 1970s dwellings to the north.

- 3.87 To the west of High Road, other than Ramsden School and the former Drabble's workshop, the majority of buildings (semi-detached dwellings) are set within long and narrow plots. To the south of the former Drabble's workshop are the Old Police House, 33 High Road and the late Victorian post office. These are all set within long and narrow plots with the buildings on the same alignment approximately 10 metres back from the highway. South of these is a row of 1930s semi-detached dwellings on the same alignment and also set within similar sized plots.



Figure 3.83: Row of 1930s semi-detached dwellings north of Ramsden School.



Figure 3.84: The Old Police House (left) and 33 High Road (right).

⁴¹ A field access exists to the south of the school, also relating to the Emes landscape plan.

3.88 North of the former Drabble's workshop (on the west side of High Road) is a large and predominantly lawned verge, containing a row of mature trees planted at regular intervals (including Chestnut) and bounded to the west by a 2 metre high Hawthorn hedge. This open space runs up to the junction with Long Lane and screens the modern (1970s onwards) housing to the west. Between this verge and the former Drabble's workshop is a lawned area around the entrance to a footpath heading westwards.



Figure 3.85: Wide verge, trees and hedge on west side of High Road.



Figure 3.86: Lawned area north of former Drabble's workshop.

CL13 Summary of special interest:

- East of High Road, the established layout is characterised by buildings with short rear gardens. South of the Blue Bell, buildings are often sited close to the highway boundary. North of the Blue Bell, buildings are generally set back from the highway boundary.
- On the west side of High Road (south of the former Drabble's workshop), dwellings have long rear gardens and are set back from the highway boundary.
- The layouts of plots east of Wigthorpe Lane contribute positively to the historic plan form of the character area.

Architecture: buildings and materials

- 3.89 A high number of the buildings within the High Road character area contribute positively to the special character and appearance of the Conservation Area. In addition to three listed buildings, several others can be regarded as positive buildings. These are listed in full in Appendix B and are set out on map 36 (page 85). Buildings not highlighted are considered to be neutral in their character, appearance or significance.
- 3.90 The most prominent structure within the character area is the former Drabble's workshop on the west side of High Road. Dating to the 1830s, the building (originally a symmetrical frontage) sits on the highway boundary and is of the local Magnesian Limestone with pantile roof. Whilst the windows have recently been replaced with modern UPVC, the building contains features of interest including a large central arch with smaller arches either side. Above the central arch is a recess, probably where signage was contained in the 19th century. Adjacent the recess are 4 first floor windows on each side, although this degree of symmetry no longer translates to the ground floor given later alterations.



Figure 3.87: Top left: Former Drabble's workshop and cottage fronting High Road. Top right: Central arch with recessed panel above. Bottom left: Former Drabble's workshop and western wing, viewed from north east.

The building also contains a western wing that appears to be an extension to the main frontage, although constructed of the same materials. The rear of the building is built of red brick, although has clearly been altered a number of times in the past. Attached to the frontage is a small cottage (formerly two), also of the local vernacular although retains timber windows and doors on the front.

- 3.91 Opposite the former workshop is the Wesleyan Methodist Chapel, dating to 1861. This building is constructed primarily of red brick with slate roof, although has stone detailing including rounded window arches and ashlar quoins. The chapel exhibits several features of the neo-classical style including door surround, window shapes and overall symmetrical design. Part of the earlier stone boundary wall bounds the north of the building along Low Street. Attached to the chapel is the Sherwood Ranger (public house), an early 19th century building of local limestone although has modern external alterations

including concrete roof tiles and UPVC windows. Also of significance is 102 High Road, a stone and natural slate dwelling on the north side of Chapel Gate with two symmetrical gables and central door on the frontage.



Figure 3.88: Top left: Wesleyan Methodist Chapel Frontage and north side. Top right: Wesleyan Methodist Chapel and Sherwood Ranger (public house). Bottom left: 102 High Road (left) and Wesleyan Methodist Chapel (right).

- 3.92 To the south of the Sherwood Ranger is the Methodist Schoolroom (formerly the Drabble's showroom until the late 19th century) and attached row of shops/dwelling, all of which appear to be late 18th and early 19th century in date. The schoolroom is constructed of brick with natural slate roof and a rendered and painted frontage including stone window detailing. The shops and dwellings are all stone-built with a mix of pantiles, natural slate and concrete tiles.

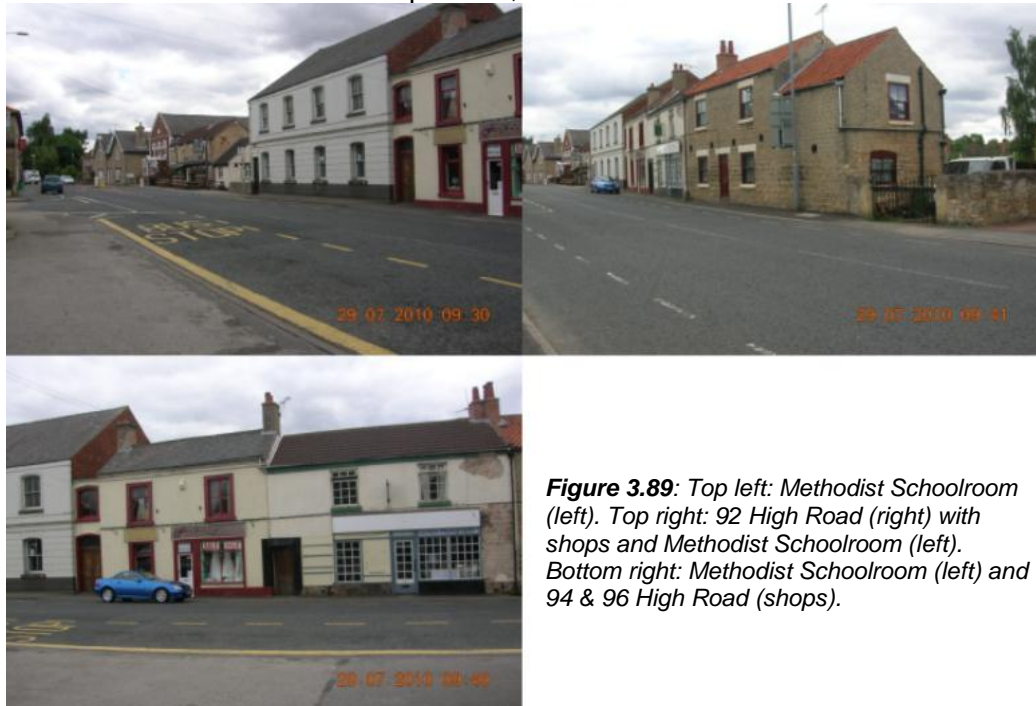


Figure 3.89: Top left: Methodist Schoolroom (left). Top right: 92 High Road (right) with shops and Methodist Schoolroom (left). Bottom right: Methodist Schoolroom (left) and 94 & 96 High Road (shops).

- 3.93 The Grange (124 High Road) is a large 19th century stone and pantile house set in spacious grounds that span the distance between High Road and Greenway.

The building's main aspect faces southwards and contains two square bays with gables either side of a central door. The Grange is unique in the Conservation Area in terms of its architecture and design, not being of the local vernacular style although using the local materials.



Figure 3.90: View of The Grange from High Road to west.



Figure 3.91: View of The Grange from south west.

- 3.94 At the southern end of the character area is the grade II listed Ramsden School, constructed in 1831 (on behalf of the Ramsden family) using Magnesian Limestone quarried on the same site (a hollow can still be seen to the west of the school). The main building has a hipped natural slate roof with 5 windows on the frontage. However, comparing with the photograph from 1910 (top right), it would appear that the central window replaced an entrance porch. The site is surrounded by mature trees and by a 2.4 metre high pallas-style fence on all sides. Whilst not a traditional form of boundary treatment (unlike the bowtop fencing shown on the 1910 picture), the pallas-style is coloured black, thus reducing its impact on the building and wider streetscene.



Figure 3.92: Top: Ramsden School, c.1910 (source: www.picturethepast.org.uk, 2010). Bottom: Ramsden School, present day.

- 3.95 On the opposite side of High Road are the former infants school and pair of cottages (including the old school house), all now in residential use. All of these are of the local vernacular, with the cottages dating to the late 18th century and the former infants school to the early 19th century.



Figure 3.93: Former infants school and school house, High Road.

- 3.96 Other vernacular buildings include the Blue Bell public house, Old Farm and Mylestone Mews (134 High Road). All date to the same period (late 18th/early 19th century) and use the same external materials in similar designs, although with later alterations.



Figure 3.94: Top left: Blue Bell (public house). Top right: Mylestone Mews (134 High Road). Bottom left: Old Farm.

3.97 South of the former Drabble's workshop, a short row of brick buildings line the west of High Road. These include 133 and 135 High Road, a late-Victorian pair of semi-detached buildings, the latter of which is the village post office. This building has bay windows to the front and side, a hipped slate roof and No.133 retains timber doors and sash windows. To the south is the Old Police House, an early-mid 20th century brick building (originally the village police station) with natural slate roof and stone ridge detailing. Features common with other village police houses in the area include an L-shaped plan, projecting clipped gable to the front, cat-slide roof over the front door and stone kneelers. To the south are 4 sets of 1930s semi-detached dwellings on the same alignment.

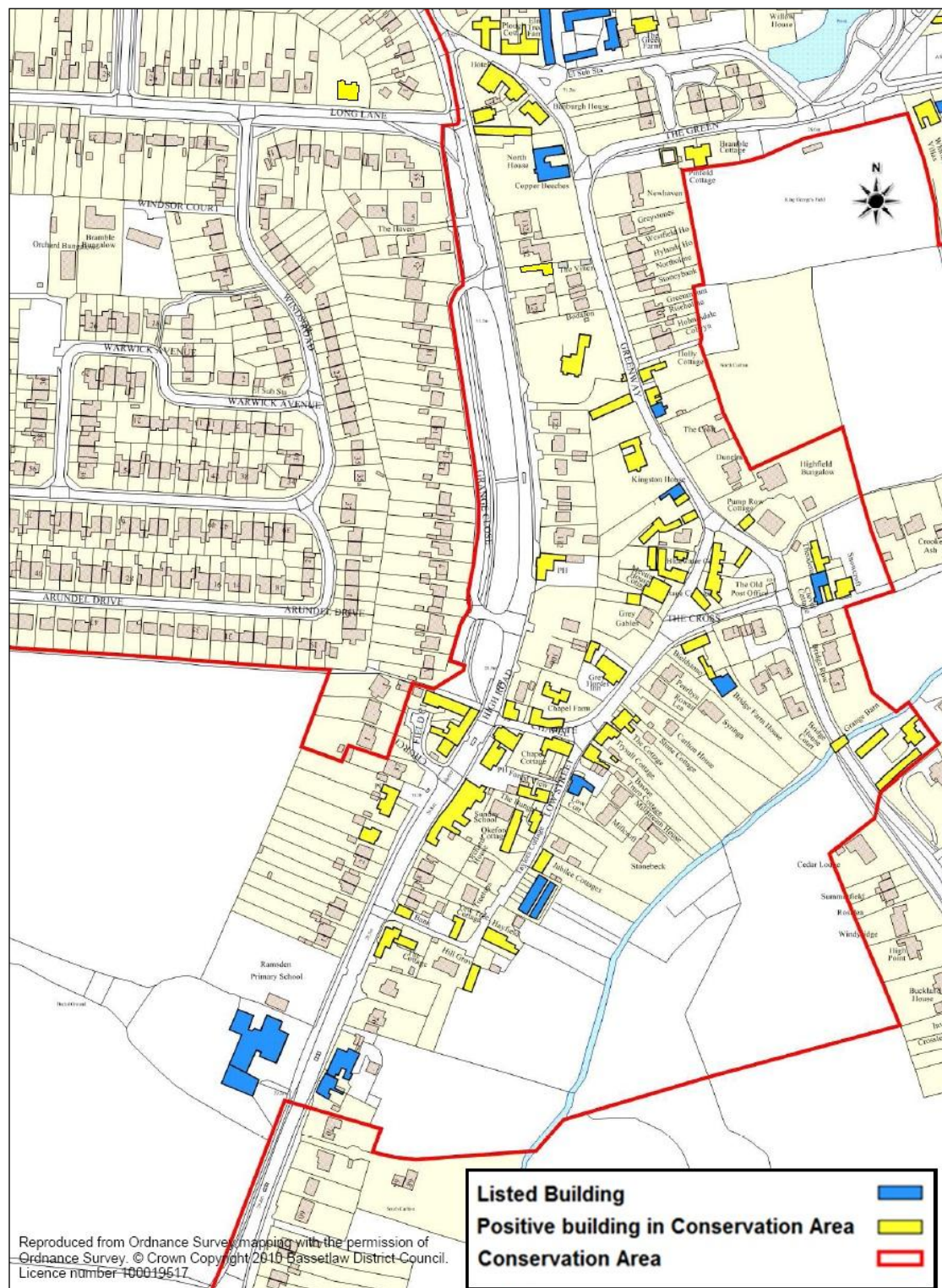


Figure 3.95: Top left: 133 & 135 High Road. Top right: Old Police House. Bottom: Row of 1930s semi-detached houses.

CL14 Summary of special interest:

- Along with its listed buildings, High Road contains several unlisted buildings that contribute positively to the special interest of the Conservation Area. These unlisted buildings are considered to be heritage assets and are shown on map 36.
- Older buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by stone and brick chimneys and stone ridge tiles.
- Materials are predominantly local Magnesian Limestone or red brick with clay pantiles or natural slate.

Map 36: High Road – buildings



Disclaimer: The identification of positive buildings (as shown on the above map and as listed in the appendix) is by no means exhaustive and the 'list' of buildings identified may change at a later date. The absence of any building does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.98 In such a heavily built up part of the Conservation Area, there are only a small number of landscape features, although these are no less significant than elsewhere in the Conservation Area. The stone boundary walls along High Road are a continuous and significant feature throughout the Carlton in Lindrick Conservation Area and are particularly prominent within this character area. They provide an element of the historic, linking sites containing local vernacular buildings dating to the late 1800s/early 1900s with sites of more modern constructs such as 1970s detached housing. Whilst modern openings have been made to form vehicular accesses, much of the walling has been retained helping to assimilate later development into the historic surroundings. Other than for accesses, a continuous stretch of stone wall runs from Mylestone Mews at the northern edge of the character area to the junction with Chapel Gate.



Figure 3.96: Stone boundary wall fronting Mylestone Mews (left) and North House/Copper Beeches (right).



Figure 3.97: Wall fronting 1970s houses north of Blue Bell.

- 3.99 Opposite the stretch of wall shown above, a wide grass verge with mature planting runs the length of High Road between Long Lane and the former Drabble's workshop. Other than wide lawned areas, mature trees including sycamore and chestnut (the majority of which were planted in 1973⁴²) and a 2.5 metre high hedge are sited to the back of the verge.



Figure 3.98: View of verge (left) opposite Blue Bell (right).

- 3.100 The trees and hedge form an 'avenue' through which a footpath runs its entire length. The whole verge is significant not only in its appearance as an open

⁴² By the Carlton in Lindrick Horticultural Society, as shown on the plaques positioned at either end of the verge.

space along a historic thoroughfare, but also since it effectively screens much of the modern housing development to the west.



Figure 3.99: View of line of trees and hedge from north.



Figure 3.100: View inside 'avenue' formed by trees and hedge.

- 3.101 As with the rest of the Conservation Area, mature trees form an important part of the character of High Road, particularly those close to the road frontage. The most prominent are those around Ramsden School (part of the Emes landscaping works of the 1780s as discussed previously). Notwithstanding the trees, other features exist such as the large playing field to the north, also visible from the road although screened by a 3 metre high hawthorn hedge. Both the hedge and field form an integral part of the setting of the listed school and wider Conservation Area.



Figure 3.101: Mature trees around Ramsden School.



Figure 3.102: Large hedge screening playing field north of Ramsden School.

- 3.102 Other mature trees within the character area include those in the grounds of The Grange and North House/Copper Beech. Particularly prominent are the two Copper Beech trees located between that building and High Road.



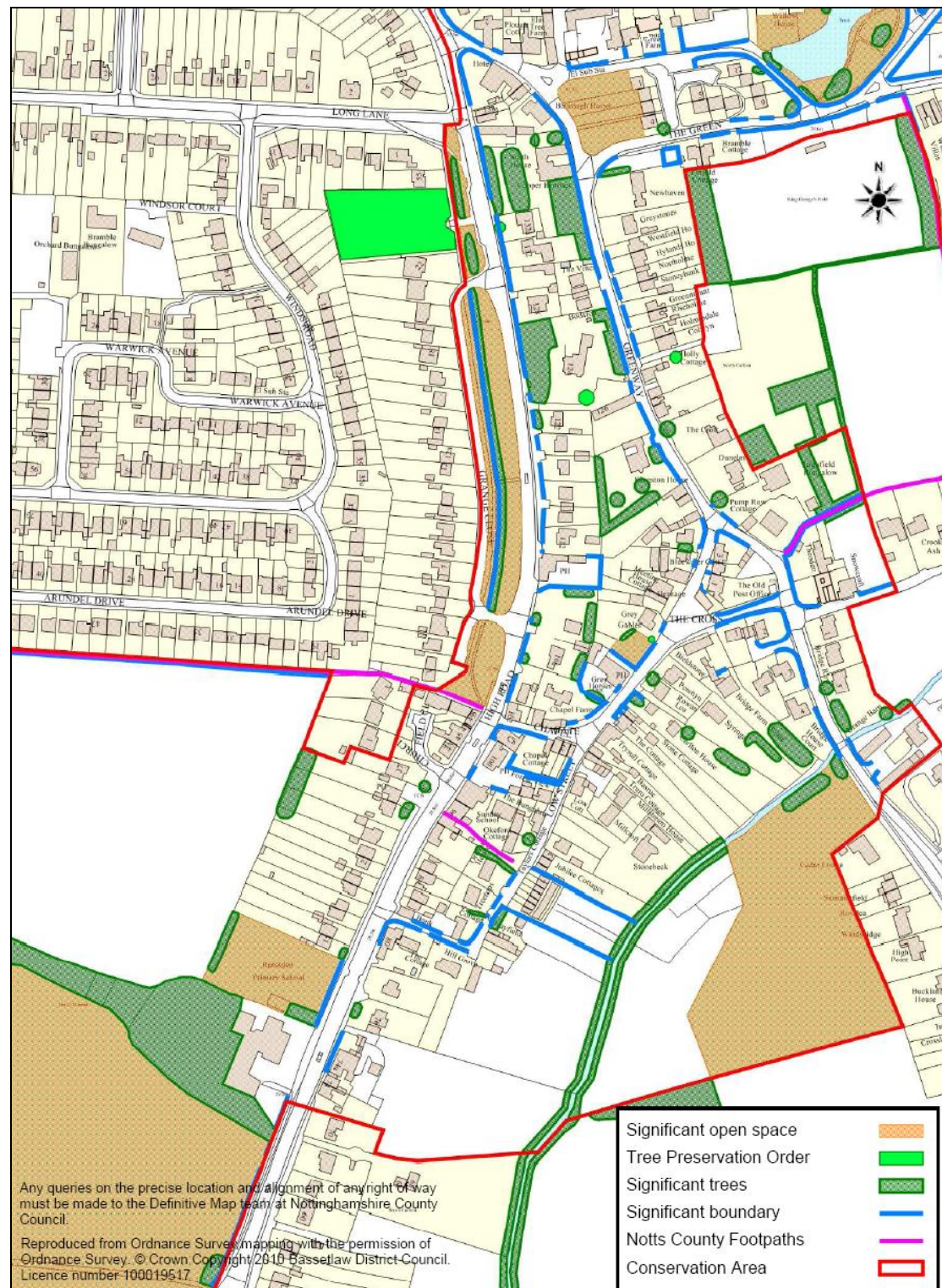
Figure 3.103: Copper Beech trees between North House/Copper Beeches and High Road.

3.103 To the rear of the former infants school, a large area of archaeological interest including earthworks, visible on aerial photographs and mentioned on the Historic Environment Record, exists at the site of the former school playing field. However, the majority of this site is not visible from the highway.

CL15 Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments (stone walls/hedges), verges and trees.
- Boundary walls are of Magnesian Limestone. The use of hawthorn hedges is also common.

Map 37: High Road – landscape features



Disclaimer: The identification of significant landscapes and boundary features including walls, railings, open spaces, trees, etc (as shown on the map above) is by no means exhaustive. The absence of any feature from the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. Advice should always be sought from the Conservation Team at the District Council. The Tree Preservation Orders shown are also indicative only and confirmation should always be sought from the Council's Tree Officer on the precise location of the District's TPOs.

Key views and vistas

- 3.104 Views along much of High Road from both north and south are drawn towards buildings in the centre between the junctions of Low Street and Chapel Gate, also the geographic centre of the character area. The former Drabble's workshop and Wesleyan Methodist Chapel are the most prominent. The yellow appearance of the local limestone and red pantile roof (of the former Drabble's workshop) contrast with the brick and slate construction of the chapel. This is particularly evident when viewed from the north adjacent the Blue Bell. Mature trees to the front of 133-135 High Road are also prominent from this viewpoint.



Figure 3.104: View of central area from south, looking north.



Figure 3.105: View of central area from north, looking south.

- 3.105 Further north at the junction with Long Lane, views are drawn southwards along High Road, taking in the continuous stone walling, wide verge and historic buildings in the centre including the Blue Bell, 102 High Road, the Wesleyan Methodist Chapel and the former Drabble's workshop. Given that this site is on considerably higher ground (approximately 10-15 metres) compared with the centre, the construction and appearance of those buildings' roofs have a greater significance when viewed from this position.



Figure 3.106: View from junction with Long Lane, looking south.

- 3.106 To the south adjacent the war memorial, views northwards take in Ramsden School and the surrounding landscaping, especially the mature trees to the rear of the main building. Although set back from the highway, the building frontage is prominent in the streetscene given the contrast in architecture and external finish (rendered/painted cream and with slate roof) compared to nearby vernacular buildings, including those opposite.



Figure 3.107: Left: Ramsden School, viewed from south east.

- 3.107 The former infants school and school house (attached) on the east side of High Road not only form part of the immediate view, but also, because of their proximity to the highway boundary, help to channel views northwards towards the buildings in the centre including the former Drabble's workshop.

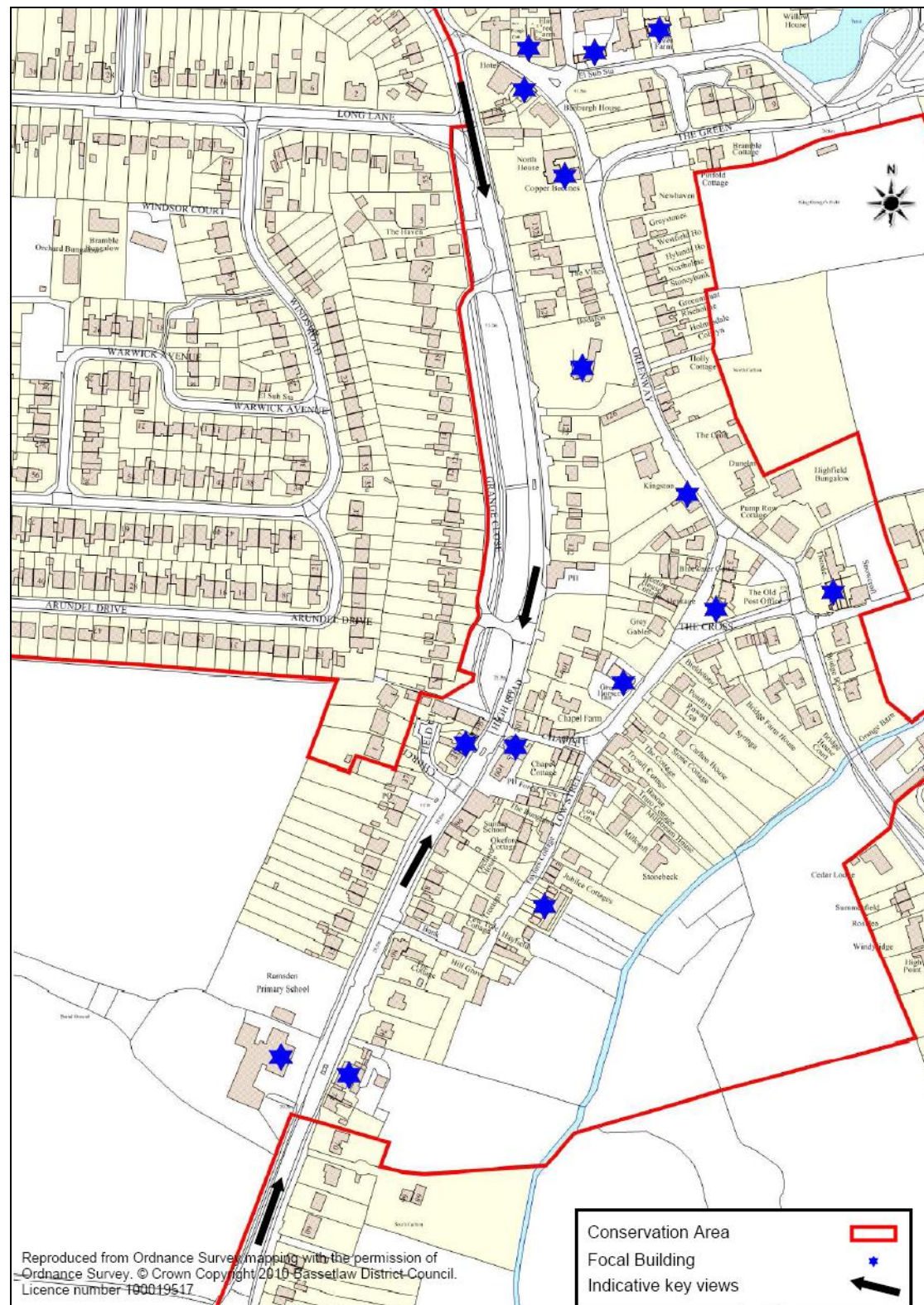


Figure 3.108: *Former infants school and school house, viewed from south west, with the pantiles of the former Drabble's workshop visible in distance (left).*

CL16 Summary of special interest:

- There are a number of important views within and outside of the character area. The most important views are of buildings at the High Road/Chapel Gate area, Ramsden School and from the High Road/Long Lane junction. Focal buildings and indicative key views are shown on map 38.

Map 38: High Road – key views



The key views shown on the map above are indicative only. In addition, the identification of key views is by no means exhaustive and the absence of any view from the above map does not necessarily mean that it is not significant. Advice should always be sought from the District Council's Conservation Team.

The Cross (North Carlton) Character Area

- 3.108 The Cross contains the largest number of historic buildings within North Carlton, including 6 listed buildings. The character area also contains much of the historic thoroughfare through North Carlton (Low Street/The Cross/Greenway) that predates the 1767 turnpike road (the A60) to the west. There is a defined centre within this character area centred on buildings on The Cross, especially Norfolk House (formerly the village post office) and The Grey Horses (public house).



Figure 3.109: Heritage Cottage/Meeting House Cottage and Bluewater Cottage, The Cross.

Layout and plan form

- 3.109 Notwithstanding the construction of the turnpike road to the west in the 18th century, the layout of North Carlton has changed little since the 1760s, with the main routes likely to date to the medieval period or earlier. The majority of this character area comprises properties off Low Street, which runs in a south west to north east direction. The majority of buildings to the east of Low Street, are set close to the road within long and narrow plots stretching eastwards to the Caudle Dyke, a reflection of earlier (predominantly medieval) land divisions.



Maps 39 & 40: Comparison between 1769 Enclosure map (left) and modern O.S. map (right).

- 3.110 On the west side of Low Street, the historic buildings are less regimented with some set back from the road at right angles, whilst others are on the highway boundary. Several relate to small farms and farm workers cottages, the sites of which are shown on the 1769 map. Between these earlier buildings, infill development has taken place during the late 18th, 19th and 20th centuries.
- 3.111 The southern half of Low Street (between the two entrances from the A60 at Low Street and Chapel Gate) is particularly narrow, without a highway verge or pavement along some of the route. The highway is bounded by stone walls

(including parts of earlier buildings) similar to those found elsewhere in the Conservation Area.



Figure 3.110: View of Low Street, looking south from junction with Chapel Gate.



Figure 3.111: Wall on Low Street containing opening from earlier building.

3.112 Further north from the junction of Chapel Gate, the road widens and land levels gradually fall towards Greenway to the north and more steeply towards the Caudle Dyke to the east. At the former post office in the centre of The Cross, the road splits into two. Heading north, the road continues towards The Green. Eastwards, the road heads towards a crossroads⁴³ with Greenway running north to south and Water Lane to the east (formerly a route to Hodsock). Within The Cross, the split road creates a triangle of land bounded by Greenway to the east. Within this, two main buildings exist including the former post office and row of cottages.



Figure 3.112: View of Low Street from south, looking north towards The Grey Horses.



Figure 3.113: View of The Cross, looking north east towards split in road.

3.113 Along Greenway, buildings are grouped closely to the highway with only a narrow pavement on the east side. Remnants of earlier buildings fronting the road can be seen within sections of the stone boundary wall that runs on the west side of Greenway throughout the majority of its length.



Figure 3.114: View along Greenway from the south, looking north towards The Cottage (right) and Coach House (left).

⁴³ Referred to as the Clover Cottage crossroads later in this appraisal.

- 3.114 South of the Clover Cottage crossroads (the road is called Tinkers Hill from this point), the land falls slightly towards the Caudle Dyke and then rises sharply over a change in geology. To the south east of the bridge, Jerusalem Farm contains two barns end-on to the road with the main house set further back creating a courtyard.



Figure 3.115: Jerusalem Farm, viewed from Tinkers Hill to west.

CL17 Summary of special interest:

- East of Low Street/The Cross, the established layout is characterised by buildings close to the highway set within long narrow plots leading to the Caudle Dyke. Elsewhere on Low Street/The Cross, buildings are also predominantly close to the highway although plots are of varied sizes. The majority of buildings around The Cross face the former post office (Norfolk House).
- On Greenway, most buildings are close to the highway and are set behind stone boundary walls.
- The layouts of plots east on Low Street, Chapel Gate, The Cross, Greenway, Tinkers Hill and Water Lane contribute positively to the historic plan form of the character area.

Architecture: buildings and materials

3.115 A large proportion of the buildings within The Cross character area contribute positively to the special character and appearance of the Conservation Area. In addition to the six listed buildings, many others can be regarded as positive buildings. These are listed in full in Appendix B and are set out on map 41 (page 102). Buildings not highlighted are considered to be neutral in their character, appearance or significance.

3.116 One of the most significant contributors to the local vernacular in North Carlton is 1-7 Low Street, a late 18th century row of cottages, similar in scale and design to The Row in South Carlton, although less decorative. The local Magnesian Limestone walls, pantile roofs, splayed segmented lintels and timber windows are a feature common to the Conservation Area. However, several doors have been



Figure 3.116: Frontage of 1-7 Low Street.

unsympathetically replaced and similarly to The Row, windows and doors have been painted a variety of colours. 1-7 Low Street is set back from the highway unlike most of the buildings in the immediate vicinity, thus it achieves a greater prominence than other historic buildings on this part of Low Street.

3.117 Several smaller rows/terraces of cottages dating to the 19th century exist in close proximity to 1-7 Low Street. A noteworthy example of this is Dove Cottage/Truro Cottage, which appears as a typical 19th century pair of red brick cottages. However, on the north elevation is part of an earlier limestone building including a large carved stone with shield design containing the characters '1677 G.R.'



Figure 3.117: Frontage of Dove Cottage & Truro Cottage.



Figure 3.118: Carved stone in north elevation of Dove Cottage.

3.118 The Grey Horses public house⁴⁴ is a building with features uncommon to historic buildings in North Carlton and the wider Conservation Area, including extensive use of render, facing bricks and bespoke windows, the majority of

⁴⁴ The original Grey Horses was located at No.3 High Road (connected to the former toll house) until the 1830s, when the incumbent Squire (Robert John Ramsden, discussed on page 52) is reported to have closed the establishment in line with his religious views on alcohol, (Local History Study Group, 1980).

which date to a remodelling of the building in the late 19th century. The original building on the frontage is of local limestone (possibly late 18th century) and is of a scale consistent with the local vernacular. However, a large 19th century extension to the rear is much larger than the original building and has a higher roof of slate. Figure 3.119 below shows the changes to the frontage of the public house over time.



Figure 3.119: Top left: Frontage of Grey Horses including boundary wall, c.1890 (source: www.picturethepast.org.uk, 2010). Top right: Frontage of Grey Horses with late 19th century alterations, 1929 (source: www.picturethepast.org.uk, 2010). Bottom: Grey Horses, present day.

- 3.119 The Grey Horses sits on the edge of a cluster of historic buildings set around the junction of Low Street and The Cross. Other buildings of note around this junction include the grade II listed Bridge Farm House, a late 18th/early 19th century typical vernacular structure with limestone and pantile exterior and a symmetrical southern aspect. To the north of the main structure are later brick structures visible from the road, although the largest of these has been extended/converted and contains a large modern garage door.



Figure 3.120: southern aspect of Bridge Farm House, source: www.imagesofengland.org.uk.



Figure 3.121: Rear of Bridge Farm House, as viewed from The Cross to west.

- 3.120 In the centre of The Cross is the Old Post Office, previously known as Norfolk House. Again this is of the local vernacular although contains a large window on the right hand side of the frontage from its previous use. This window (along with the rest of the building) is modern double glazed UPVC, although

is surrounded by the previous timber framing and contains glazing bars of a style and design matching that of the previous timber inserts.



Figure 3.122: Top left: The Old Post Office with late Victorian shop window, c.1929 (source: www.picturethepast.org.uk, 2010). Top right: The Old Post Office with mid-20th century alterations to shop window, including arched glazing bar design. Bottom left: The Old Post Office, present day.

- 3.121 To the north of The Old Post Office is a group of buildings in the local style, the largest of which is Heritage Cottage/Meeting House Cottage⁴⁵, formerly Padley's store. Meeting House Cottage in particular has retained much of its earlier character as a commercial premises with bowed windows at ground floor level. Adjacent this building is Bluewater Cottage, which contains several sections of Bunter Sandstone construction.



Figure 3.123: Top left: Padley's Store, c.1980 (source: www.picturethepast.org.uk). Top right: Heritage Cottage/Meeting House Cottage, present day. Bottom left: Bluewater Cottage, present day, with bunter sandstone blocks on south elevation (bottom right of photograph).

⁴⁵ Formerly the meeting place for members of the Plymouth Brethren, including Robert John Ramsden, in the 19th century.

- 3.122 At the eastern end of The Cross is Clover Cottage (below centre/right), a grade II listed cottage with Theodena attached (below left) and Snowcroft to the rear (on the east side fronting Water Lane). All three buildings are of the local limestone and are of a similar scale being two storeys and similar roof pitch. Clover Cottage is especially prominent from The Cross, as is the projecting two storey bay on the frontage of Theodena, similar in scale to that at Wigthorpe House (see page 65).



Figure 3.124: Clover Cottage (right) and Theodena (left), viewed from The Cross to west.

- 3.123 At the south eastern edge of the Conservation Area on Tinkers Hill is Jerusalem Farm, the site of the former grange to Wallingwells Priory before the dissolution in the 16th century. Although converted in the 1990s, Jerusalem Farm still retains many of its agricultural period features including door openings, facing material and the central courtyard. Steps that once led to a former sheep dip (utilising the Caudle Dyke which flows from west to east at this point) still exist to the south of Grange Barn.

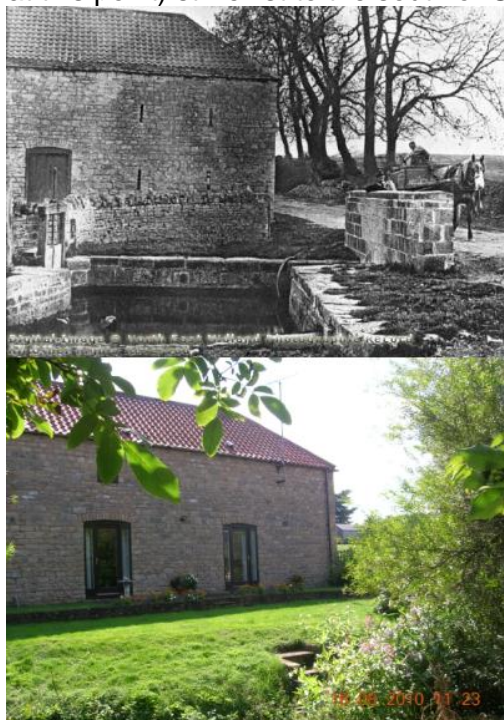


Figure 3.125: Top left: Grange Barn and adjacent sheep dip, c.1890 (source: www.picturethepast.org.uk, 2010). Bottom left: Grange Barn, present day. Bottom right: Grange Barn and wider Jerusalem Farm, present day.

- 3.124 As with much of the Conservation Area, the siting of buildings close to the highway continues along Greenway. One such building notable for its design

and historic setting is Wright's House, a late 18th/early 19th century two and a half storey stone house with large rectangular door/window lintels, a feature uncommon in Carlton in Lindrick as the local preference is for splayed segmented lintels. Attached to the main building is a small shop building (late 19th/early 20th century) formerly the family butchers. To the south is a wide gate, the corresponding side of which is a second small shop of a similar age and design, although this relates to the bakery part of the business. Behind the gate is a small courtyard with small storage buildings, also late 19th/early 20th century. Both shops still operate as per their original purpose under the same name.



Figure 3.126: Wright's House and related shop buildings on Greenway.



Figure 3.127: Wright's House, Greenway.

- 3.125 To the north of Wright's House, the boundary wall continues, behind which is Kingston House. This large 19th century villa is notable due to the pink coloured paint used over most of the exterior walls and the concrete tiles on its roof. However, the building is of a larger scale to those that surround it, has the local sandstone facing the south elevation and contains large chimneys original to its construction.



Figure 3.128: Kingston House, as viewed from Greenway.

- 3.126 North of Kingston House, the boundary wall shows part of an earlier row of buildings that occupied the site, visible on the 1769 map. Door and window openings are visible on the road frontage of the wall. Part of the wall was reused in the 19th century to form the base of Coach House, now converted to a dwelling. Other than the stone base on the frontage, the remainder of this structure is red brick and contains a louvred ventilator on the roof.



Figure 3.129: Part of earlier building within boundary wall.



Figure 3.130: Coach House, as viewed from Greenway.

- 3.127 Opposite the Coach House is The Cottage (grade II listed), a field stone building of irregular design with few openings facing the road. Attached to this are brick outbuildings, one of which was formerly Collier's butchers although currently in a state of disrepair. These are crudely built constructions although still encompass subtle architectural details such as the door lintels and brickwork patterns.

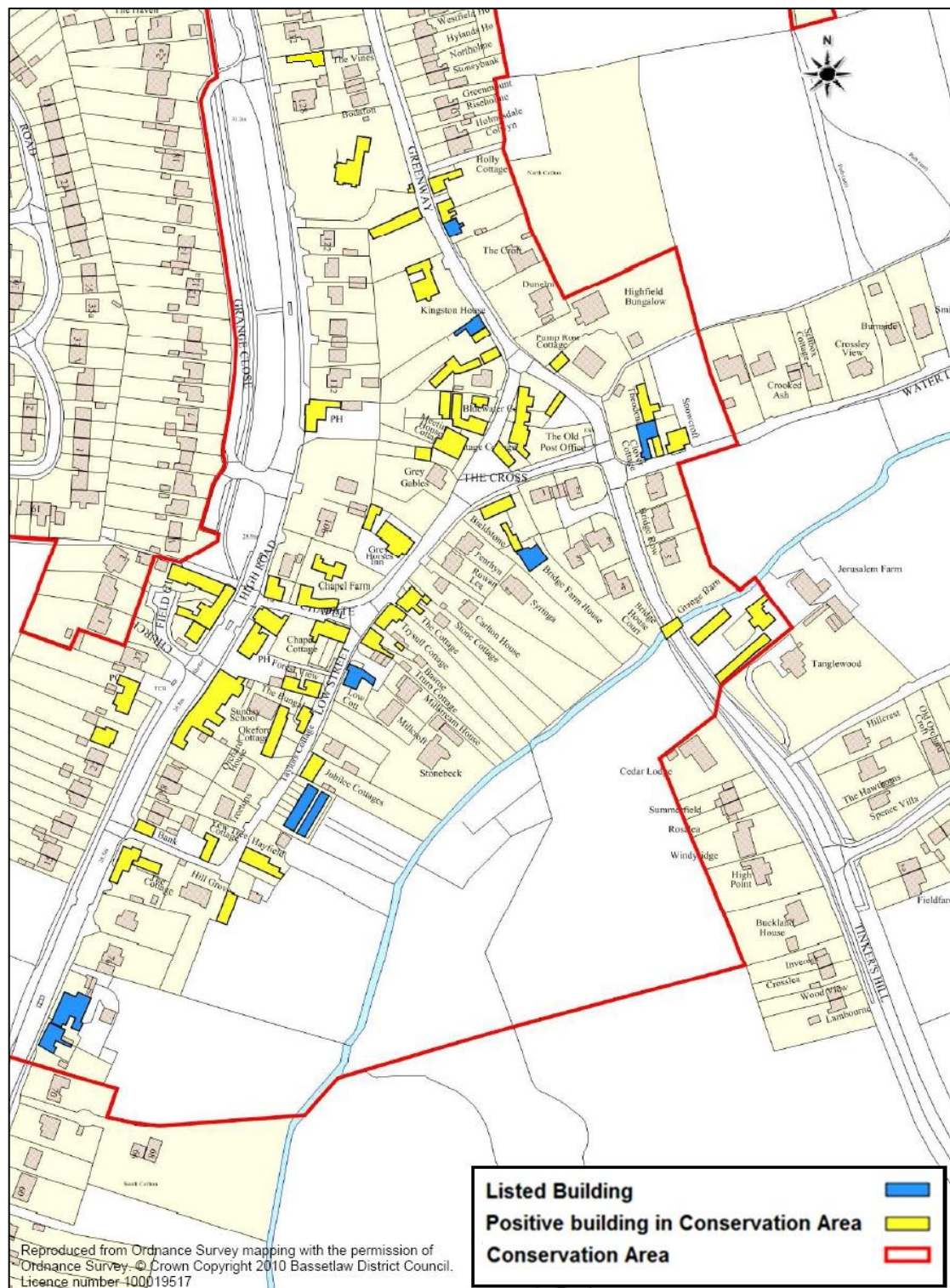


Figure 3.131: Top: The Cottage, present day (left) and c.1980 (right). Bottom left: The Cottage (right) and pair of former shops including Collier's butchers (centre). Bottom centre: Former Collier's butchers, c.1912 (source: www.picturethepast.org.uk, 2010). Bottom right: Former Collier's butchers, present day.

CL18 Summary of special interest:

- Along with its listed buildings, The Cross character area contains numerous unlisted buildings that contribute positively to the special interest of the Conservation Area. These unlisted buildings are considered to be heritage assets and are shown on map 41.
- Older buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by stone and brick chimneys and stone ridge tiles.
- Materials are predominantly local Magnesian Limestone or red brick with clay pantiles or natural slate.

Map 41: The Cross (North Carlton) – buildings



Disclaimer: The identification of positive buildings (as shown on the above map and as listed in the appendix) is by no means exhaustive and the 'list' of buildings identified may change at a later date. The absence of any building does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council.

Public realm, amenity spaces, landscaping and boundary treatments

3.128 As a result of its historic development and its geological confines, the built form of The Cross is one of densely packed buildings, the majority of which are built either at the edge of, or close to, the highway boundary. Unlike High Road, this part of the Conservation Area has never been systematically planned. Instead, The Cross has a more organic layout, with buildings constructed on the frontages of (probably medieval) crofts and all in separate ownership. For these reasons, very little open space exists within this character area other than private gardens to the rear.



Figure 3.132: View of buildings on Low Street from Chapel Gate, looking eastwards.

3.129 The largest area of open space of significance is that to the west of Tinkers Hill and south of the Caudle Dyke. This majority of this site slopes uphill from north west to south east and contains features of archaeological interest including evidence of ridge and furrow ploughing, quarrying and possible building platforms. Mature trees also exist along the Caudle Dyke close to the bridge including a group to the rear of the grade II listed Bridge Farm House.



Figure 3.133: Land to west of Tinkers Hill and south of Caudle Dyke.

3.130 As with South Carlton, an important part of the landscape around The Cross is its watercourse. The Caudle Dyke forms a natural boundary along this part of the built area of the village and flows in a south west to north east direction. It is surrounded by mature trees and hedges on both sides for most of its length within/adjacent the character area. The Caudle Dyke is visible from the bridge over Tinkers Hill and from Water Lane to the north.



Figure 3.134: Caudle Dyke and Grange Barn (part of Jerusalem Farm).

- 3.131 The only other sizeable area of open space publicly visible is the beer garden adjacent the Grey Horses public house. This area is bounded by a stone wall along the south and west boundaries, with mature hedges also prevalent. This site provides a break in the uniformity of layouts of plots along Low Street, whilst also creating a physical break between the focus of the character area (The Cross) and the remainder.



Figure 3.135: Views of open space (beer garden) adjacent Grey Horses from within (left) and from Low Street (right).

- 3.132 With regard to trees, very few of significance exist close to the frontage of Low Street/The Cross, with most in this area being to the rear of the main buildings. Of these, several trees around the Grey Horses and to the south of Bridge Farm House appear prominent from the highway.



Figure 3.136: Mature trees to rear of Bridge Farm House (left) and to south of Grey Horses (right).

- 3.133 A number of noteworthy trees can be found along Greenway, especially to the rear of Highfield Bungalow and Theodena. A mix of species including a number of tall Poplar trees bound that side of the Conservation Area.



Figure 3.137: Poplar trees visible in distance viewed from The Cross (left) and Low Street (right).

- 3.134 As with the rest of the Conservation Area, The Cross has a large number of Magnesian Limestone walls, bounding the highways and dividing the plots. A number of these, such as to the south of Rowan Lea or to the south of No.1 Chapel Gate, were originally parts of earlier buildings with window and door openings forming part of their construction. The best example of this is to the east of Coach House on Greenway (shown on page 100), with part of an earlier row of buildings surviving as a piece of wall jutting out into the highway. Stone walls also form part of the boundary to the highway throughout the character area. Off Greenway, a historic footpath (leading to Hodsock) is delineated by 2 metre high stone walls either side.

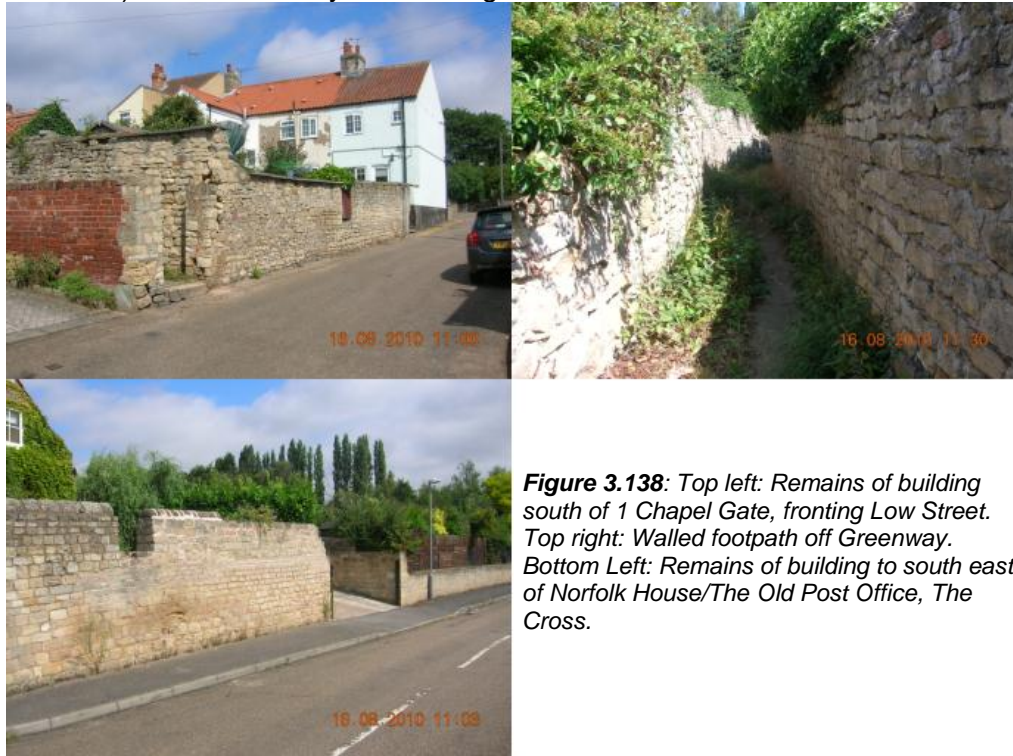
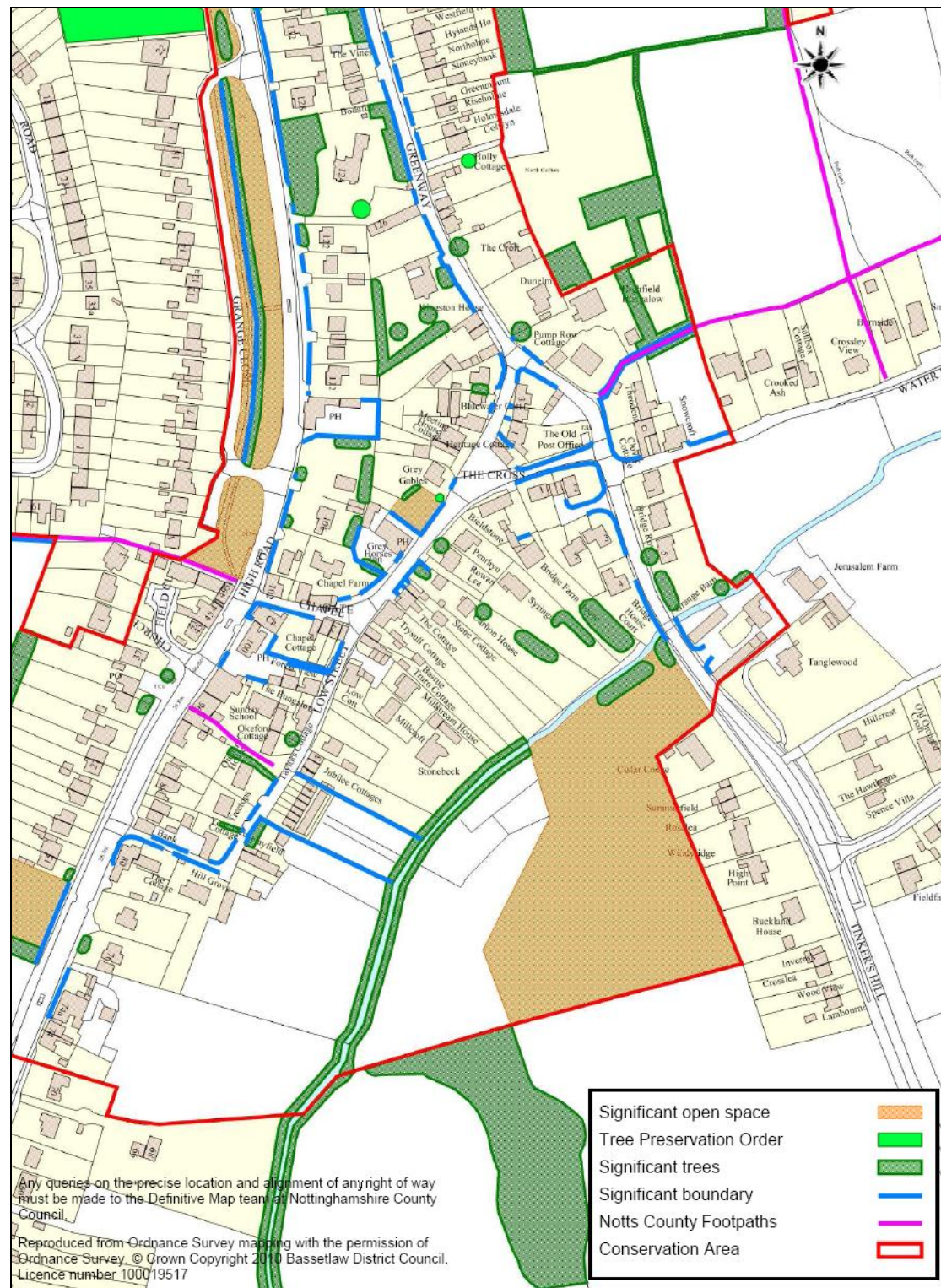


Figure 3.138: Top left: Remains of building south of 1 Chapel Gate, fronting Low Street. Top right: Walled footpath off Greenway. Bottom Left: Remains of building to south east of Norfolk House/The Old Post Office, The Cross.

CL19 Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments (stone walls/hedges), verges and trees.
- Boundary walls are mostly of Magnesian Limestone with some red brick. The use of hawthorn hedges is also common.

Map 42: The Cross (North Carlton) – landscape features



Disclaimer: The identification of significant landscapes and boundary features including walls, railings, open spaces, trees, etc (as shown on the map above) is by no means exhaustive. The absence of any feature from the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. Advice should always be sought from the Conservation Team at the District Council. The Tree Preservation Orders shown are also indicative only and confirmation should always be sought from the Council's Tree Officer on the precise location of the District's TPOs.

Key views and vistas

- 3.135 A number of vantage points can be found within The Cross character area, taking in views of key buildings and thoroughfares. The first of these is from the junction of Low Street with Chapel Gate, where views are drawn towards The Old Post Office in the centre of The Cross. From this point, the Grey Horses is particularly prominent with its Late Victorian/Edwardian ornate frontage a sharp contrast with the majority of the local vernacular architecture. The Grey Horses is also prominent when viewed from the junction of The Cross and Greenway (adjacent Clover Cottage). Looking towards the Cross, the split in the road is visible and the large Poplar trees form a visible boundary to the built form of the village to the east.



Figure 3.139: View towards The Cross from junction of Low Street and Chapel Gate, showing Grey Horses (left), The Old Post Office (centre) and The Cottage/Stone Cottage (right).



Figure 3.140: View towards Grey Horses from Clover Cottage/junction of Greenway and The Cross.

- 3.136 Closer towards The Cross to the south east of Grey Gables, The Old Post Office forms the main focal point in the immediate surroundings and wider character area. The position of this building at the junction illustrates not only the importance of the present building, but also the significance of the site historically.



Figure 3.141: View of The Cross including The Old Post Office (centre), Bluewater Cottage (left) and Clover Cottage (right).

- 3.137 The two roadways that form The Cross are both visible up to their junctions with Greenway. The southernmost road terminates to the west of Clover Cottage and is bounded on both sides by stone walls. These effectively channel views towards Clover Cottage. The walls also help to assimilate the modern dwellings to the south of The Cross (below right) into their historic setting, with only small openings for access interrupting their continuity.



Figure 3.142: View along southern part of The Cross with stone walls either side, looking towards Clover Cottage (centre).

- 3.138 Along the northern part of The Cross, views are drawn towards the junction with Greenway. Along with Heritage Cottage/Meeting House Cottage and Bluewater Cottage to the west, the buildings to the rear of The Old Post Office (namely 1-3 The Cross) are especially prominent. Opposite are sections of stone wall which, together with 1-3 The Cross, channel views towards the junction. At the end of the northern roadway, there are no prominent buildings that draw the eye. Nonetheless, views of the historic stone walls and mature trees are no less significant.



Figure 3.143: Heritage Cottage/Meeting House Cottage (left) and Bluewater Cottage (right) on the west side of The Cross.



Figure 3.144: Bluewater Cottage (left), 1-3 The Cross (centre) and The Old Post Office (right).

- 3.139 West of Pump Row Cottage at the junction of Greenway and The Cross, similar long views can be had. Views northwards are drawn along Greenway and the continuous stone wall to the west linking the character areas of The Cross and The Green, and visible for at least 100 metres up to a slight bend in the road (adjacent Coach House). The remains of an earlier building incorporated into the wall are particularly prominent from this location, as are Wrights House (grade II listed), Coach House and the roofline of Kingston House.



Figure 3.145: View northwards along Greenway from junction with The Cross, showing Wrights House (left), stone wall (centre left) and The Cottage (right).

- 3.140 Looking to the south east from this point, Theodena and Clover Cottage appear alongside a bend in the road, shortly after which are the junctions with The Cross (south) and Water Lane. The roofline of Theodena with its projecting bay with hipped roof (centre left) is a contrast to the more straightforward gable at Clover Cottage (centre right). Also visible from this location is a former cottage, now an outbuilding to Pump Row Cottage (left) and outbuildings to 3 The Cross (right).



Figure 3.146: View southwards along Greenway from junction with The Cross, showing Theodena (centre left) and Clover Cottage (centre right), former 1 Pump Row (left) and outbuildings to 3 The Cross (right).

- 3.141 From the same viewpoint, to the south west is the centre of The Cross with Nos.1-3 (a converted wood smithy) and The Old Post Office again prominent. The stone wall and mature Silver Birch tree on the north west side help to direct views towards The Cross.



Figure 3.147: View to the south west along The Cross (north) from junction with Greenway, showing 1-3 the Cross (left), The Old Post Office (centre) and stone wall/Silver Birch tree (right).

- 3.142 Northwards along Greenway, views are drawn back into the character area from a point east of Bodafon/The Vines. The most prominent structure from this location is the boundary wall adjacent Kingston House, Coach House and The Grange, together with the gable end of Coach House⁴⁶. This building

⁴⁶ Coach House is built of red brick and sits on top of the earlier stone wall, one of the more prominent buildings in the Conservation Area with such a contrasting mix of materials.

along with the wall helps to deflect views southwards. Wrights House (below, centre right), Holly Cottage (below left, rendered) and the row of buildings including The Cottage (below left) also help to form the views from this location.

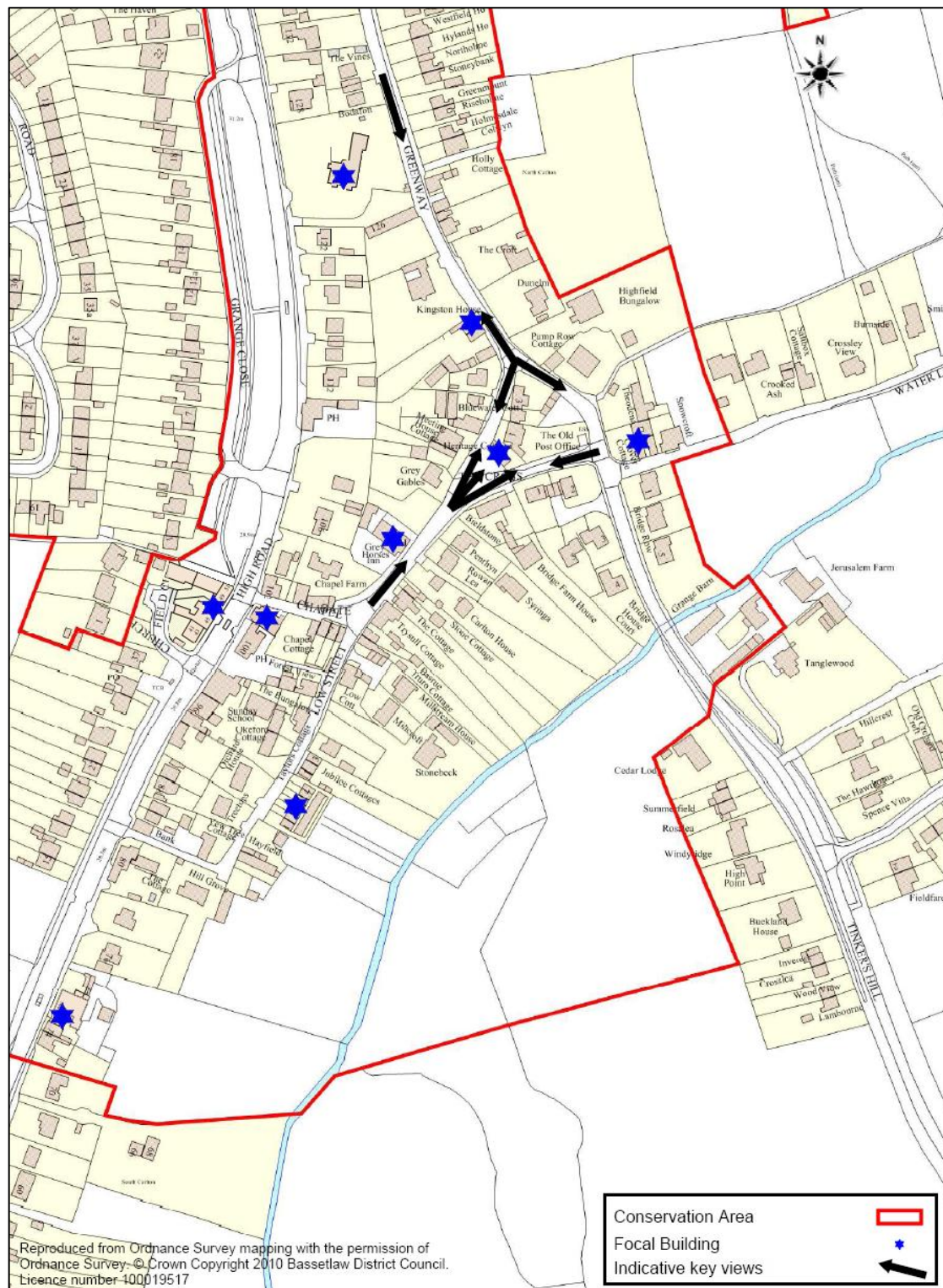


Figure 3.147: View southwards along Greenway from point west of Bodafon/The Vines, showing Coach House and stone wall (right), Wrights House (centre left) and Holly Cottage (left).

CL20 Summary of special interest:

- There are a number of important views within and outside of the character area. The most important views are around The Cross and along Greenway. Focal buildings and indicative key views are shown on map 43.

Map 43: The Cross (North Carlton) – key views



The key views shown on the map above are indicative only. In addition, the identification of key views is by no means exhaustive and the absence of any view from the above map does not necessarily mean that it is not significant. Advice should always be sought from the District Council's Conservation Team.

The Green (North Carlton) Character Area

3.143 Prior to the Enclosure Act, The Green was at the northern limit of North Carlton, beyond which were the small settlements of Hodsock Woodhouse to the north and Hodsock to the east. Together with the pond and land to the north, The Green was part of the pre-Enclosure common pasture called North Moor. The present area known as The Green is a direct result of modifications that were undertaken following the 1767 Enclosure Act. Specifically, new roads were built, old ones abandoned and up to three acres of land were set aside for the poor (mostly allotments).



Figure 3.148: View of The Green (centre) from Greenway looking north, also showing North House (left) and North House Farm (distant centre).

3.144 This character area contains 4 listed buildings including a large group of late 18th/early 19th century farm buildings (North House Farm), together with a number of other positive buildings including the village pinfold.

Layout and plan form

3.145 Most buildings are centred on/face onto The Green, an L-shaped piece of land containing allotments to the south and east, farm buildings to the north, and a large lawn and bungalows for the elderly in the centre. At the eastern end of The Green is the village pond and roads to Hodsock Woodhouse (Woodhouse Lane) and Hodsock (Hodsock Lane). On the north side of The Green, farmsteads developed close to the Enclosure period still form the dominant character on that side. On the south side of The Green, modest dwellings are sited where squatters' cottages existed prior to/following Enclosure. North House and several small cottages form the western boundary, all located close to the highway boundary similar to other historic buildings further south on Greenway.



Maps 44 & 45: Comparison between 1769 Enclosure map (left) and modern O.S. map (right).

- 3.146 Around the outside of The Green, the earlier common boundary (as shown on the 1769 map) still encloses the majority of the character area in the form of hedge lines, walls and other boundary features. This boundary is particularly prominent south of The Green at the pinfold and around the allotments to the north east.



Figure 3.149: The Pinfold, west of Pinfold Cottage, south side of The Green.

- 3.147 In the north west corner of the character area, The Green narrows considerably and joins with the former turnpike road that runs approximately north to south at this point. Buildings on both sides of this part of the road are on the highway boundary with only a narrow pavement on the south/west side and single-lane traffic restrictions.



Figure 3.150: View of junction of The Green with Doncaster Road, from south east.



Figure 3.151: View of junction of The Green with Doncaster Road, from north west.

- 3.148 The village pond⁴⁷ east of The Green was originally part of the North Moor pasture, used by animals coming off the Moor for drinking, but is now part of a small public park. The pond and park covers approximately 10% of the character area and is surrounded by roads to the east and south, by allotments to the north and by dwellings to the west (the pond is overlooked by Pond Cottage and Willow House).



Figure 3.152: View of pond from north - The water is discoloured due to recent re-lining works.

⁴⁷ Known locally as the 'duck pond'

- 3.149 Along Greenway to the south, the east side of the road contains a mix of modern dwellings including 1960s/70s dwellings south of The Pinfold and 1930s semi-detached houses towards Holly Cottage. Most are set within narrow plots and all face onto to the road.
- 3.150 As with the rest of the Conservation Area and in particular The Cross, the stone wall along the west side of Greenway forms a prominent and significant part of the area's character and forms the boundary to plots on that side of the road. Other than the modern dwellings of Bodafon/The Vines, the majority of land west of Greenway is part of the grounds to The Grange and to North House/Copper Beeches (formerly one property – North House).



Figure 3.153: View of stone boundary wall along west side of Greenway, looking north towards North House Farm (distant centre).

CL21 Summary of special interest:

- Within the northern part of the character area, the established layout is typified by buildings close to the highway facing onto The Green.
- On the east side of Greenway, buildings are set back from the highway behind mature hedges and small (approximately 1 metre high) boundary walls.
- The layouts of plots on Greenway, The Green, Hodsock Lane and Woodhouse Lane contribute positively to the historic plan form of the character area.

Architecture: buildings and materials

- 3.151 North House Farm is arguably the most significant range of buildings in the character area. Not only is the contrast between the limestone walls and pantile roofs aesthetically pleasing and representative of the local vernacular, but also the bright colour of the pantiles and the buildings' prominent siting acts as a focus when approaching The Green from Greenway to the south. Both the two storey barn (on a west-east alignment) and the farm house are grade II listed and still used for their original purpose (agriculture).



Figure 3.154: Above: North House Farm with farmhouse (right). Left: North House Farm views.

- 3.152 West of North House Farm, two clusters of cottages/former agricultural buildings exist that form the shape of the narrow road up to the junction with Doncaster Road. All are of the local Magnesian Limestone and the majority have pantile roofs. On the north side, Elm Tree Farm (including the former farm shop, Plough Cottage) faces due south, aligned with the central area of The Green rather than the road, a reflection of the pre-Enclosure layout. The building has modern timber windows and concrete roof tiles although still retains much of its original character in its limestone walls, window header/cill detailing and layout. West of this is the former granary, converted to a dwelling in the late 1980s. This includes a central tower with louvred ventilator and weather vane on the roof, visible from the A60 to the west.



Figure 3.155: Top: Elm Tree Farm/Plough Cottage. Bottom: Former granary, now No.2 Granary Court (left) and Lindrick Lodge Hotel (right).

- 3.153 To the south, The Lindrick Lodge Hotel (see figure 3.155 above) also shows signs of its earlier agricultural use. The main hotel/restaurant building facing the A60 would appear to have been the old farm house. The range of buildings facing The Green (previously barns/stables) contains several archways relating to the earlier coach openings/doorways. Attached to these is Ivy Cottage, also built using the same materials although of a slightly unusual design including low and wide chimneys and off-centre windows (originally this may have been part of a larger building).



Figure 3.156: Ivy Cottage (left), The Cottage (centre), rear of Lindrick Lodge (right) and junction of The Green and A60 (far right).



Figure 3.157: Frontage of The Cottage.

- 3.154 To the east of North House Farm is the site of Green Farm, which was recently developed for housing although the old farmhouse survives. This building has a typically symmetrical front although several modern alterations such as the removal of a bay window and the installation of UPVC windows are to its detriment. However, the facing and roofing materials together with the brick and stone boundary walls contribute significantly to the character of the Conservation Area and setting of nearby listed buildings.



Figure 3.158: Frontage of The Green Farmhouse.

- 3.155 The largest house within the character area is the old North House⁴⁸, a large villa historically occupied by the Ramsden/Smith family. This stone built structure has a U-shaped plan form and comprises multiple building phases including the original late 18th century southern and western wings and early 19th century northern wing. The earliest part of the house contains several architectural features of considerable significance including a modillion cornice, ashlar quoins, stone chimney stacks, bay windows on the south elevation and sash windows throughout. A stone wall bounds the east of the site along Greenway/The Green.



Figure 3.159: View of North House (right) and Copper Beeches (left) from The Green to east.



Figure 3.160: View of North House (left) and Copper beeches (right) from High Road to west.

⁴⁸ Now comprising 4 separate residential units: North House, North House Cottage, Copper Beeches and Holly End

- 3.156 At the south-eastern end of The Green is one of the earliest brick-built cottages in the Conservation Area. Hodsock House (early 19th century) has red brick walls and window headers, pantile roof and a central brick chimney stack (see below left). Within the symmetrical frontage are horizontal sliding sash (otherwise referred to as cottage casement) windows on the ground and first floor either side of a central timber door and non-opening window above. Hodsock House is on the site of a row of earlier (17th/18th century) squatters cottages along this part of The Green/Hodsock Lane. The sites of other squatters cottages include Pinfold Cottage/Bramble Cottage, Poplar Cottage and The Cottage, Woodhouse Lane (see below right).



Figure 3.161: Frontage of Hodsock House, Hodsock Lane.



Figure 3.162: Frontage of The Cottage, Woodhouse Lane – The original cottage (centre) has been extended twice (left/right).

- 3.157 Pinfold Cottage and Bramble Cottage are a pair of attached cottages constructed in the local vernacular although considerably altered and extended in recent years. They are also on the site of 18th century squatters' housing that are also shown on the Enclosure map (see page 112). To the west of Pinfold Cottage is the village pinfold, a walled enclosure used to keep stray animals. The pinfold wall is constructed of the local limestone and is almost completely intact. It is currently used as a small allotment by local residents.



Figure 3.163: Bramble Cottage (left) and Pinfold Cottage (right).



Figure 3.164: The Pinfold, west of Pinfold Cottage (left).

- 3.158 Other vernacular buildings within the character area include Banburgh House, an early 19th century dwelling on the west of The Green constructed of limestone although with concrete roof tiles and UPVC windows throughout. To the west of the duck pond is Pond Cottage and an L-shaped outbuilding, both of which appear to be early-mid 19th century. However, these buildings are likely to be rebuilds of earlier buildings of a similar shape on the site, visible on the Enclosure map.



Figure 3.165: Frontage of Pond Cottage, viewed from east side of duck pond, looking north west.

3.159 To the east of Greenway is a row of 1930s semi-detached dwellings, similar in scale and design to those on the west side of High Road. These are all set back from the highway and bounded by mature trees to the east. Original 1930s architectural details surviving include the stone/concrete door arches, bay windows and rosemary tiled hipped roofs.

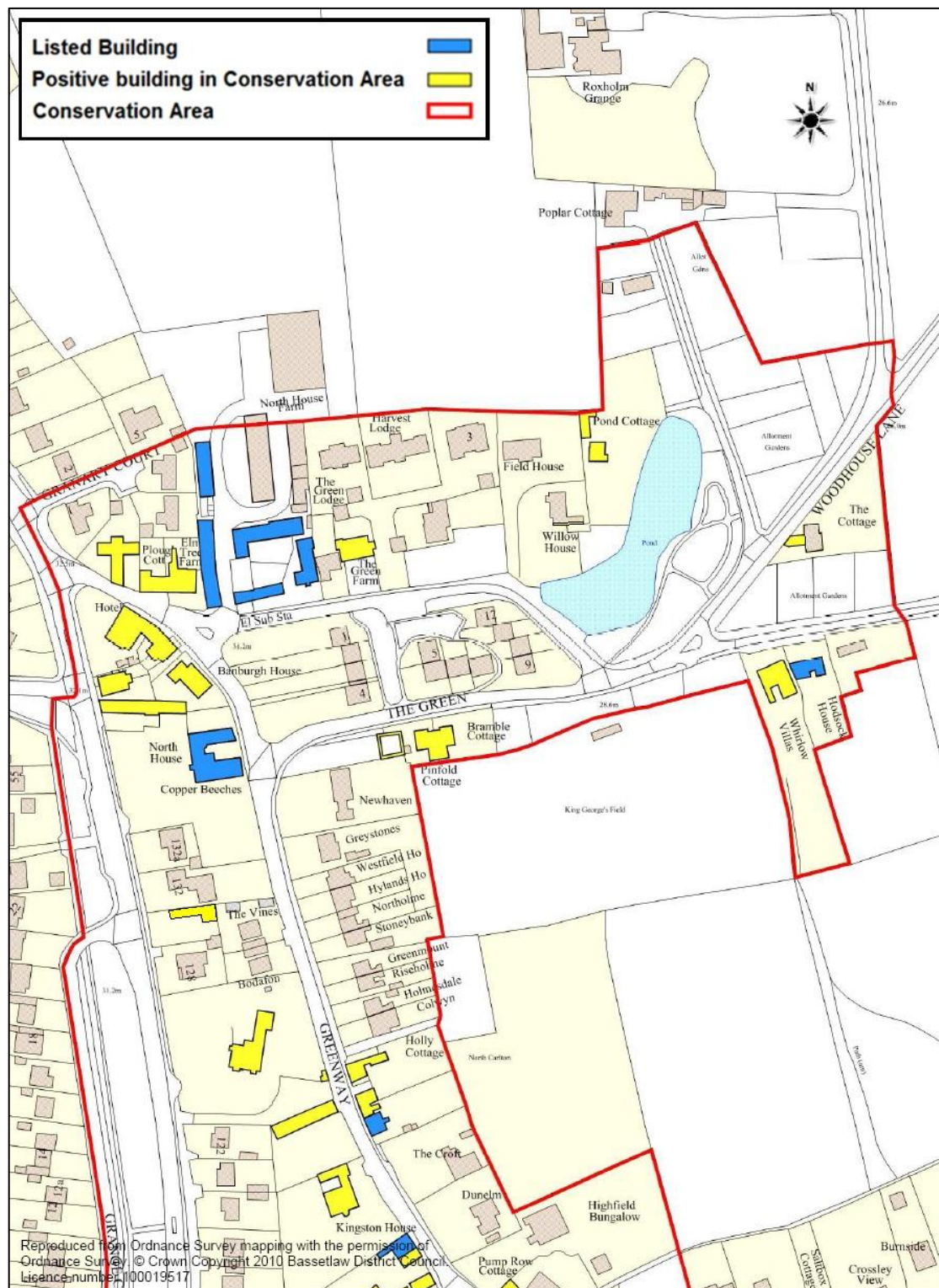


Figure 3.166: 1930s semi-detached dwellings on east side of Greenway.

CL22 Summary of special interest:

- Along with its listed buildings, The Green character area contains numerous unlisted buildings that contribute positively to the special interest of the Conservation Area. These unlisted buildings are considered to be heritage assets and are shown on map 46.
- Older buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by stone and brick chimneys and stone/clay ridge tiles.
- Materials are predominantly local Magnesian Limestone or red brick with clay pantiles or natural slate.

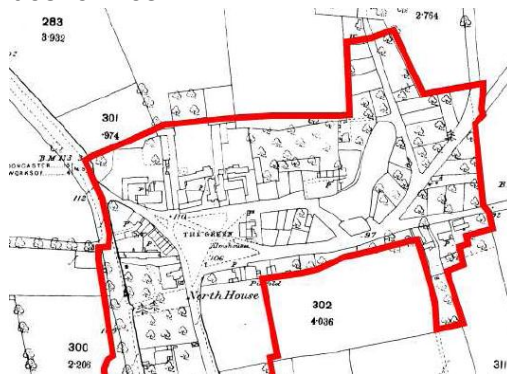
Map 46: The Green (North Carlton) – buildings



Disclaimer: The identification of positive buildings (as shown on the above map and as listed in the appendix) is by no means exhaustive and the 'list' of buildings identified may change at a later date. The absence of any building does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.160 Within The Green, two main features dominate the landscape of the character area, these being the lawn in the centre of The Green and the duck pond to the east. Mature trees and significant boundary treatments also pervade much of this part of the Conservation Area.
- 3.161 The lawn lies in the centre of the character area and was originally part of the common pasture to the north and east. The present open space appears to have been free of development since at least the Enclosure period, with buildings limited to the edges of The Green as is primarily the case today. This lawned area provides an important setting to the numerous positive buildings that are sited around the edges of The Green. In the 19th and earlier 20th centuries, tracks/footpaths ran diagonally across the site reflecting earlier desire lines.



Map 47: c.1890 O.S. map showing The Green (Conservation Area boundary shown in red).



Figure 3.167: View of The Green from north west.

- 3.162 At the eastern end of The Green is the duck pond, formally used for animals to drink although now used as a recreational area with footpaths and seating around the eastern edge. Groups of mature trees are sited within the vicinity of the pond including along the south western boundary and within the seating areas to the east. Hawthorn hedges also line much of the boundary, a direct result of the construction of adjacent roads required by the 1767 Enclosure Act.



Figure 3.168: Assorted views of the duck pond and small park including seating areas (top left) and Enclosure road to Poplar Cottage (bottom right).

- 3.163 Notwithstanding the duck pond, the majority of the eastern end of The Green is taken up by allotments, also introduced as a consequence of the 1767 Act. All are bounded by the hawthorn hedges and roads planted/constructed at that time. The allotments form the boundary to The Green when approaching from Hodsock Woodhouse to the north and Hodsock to the east.
- 3.164 Throughout the character area, stone boundary walls comparable to those found elsewhere in the Conservation Area exist, particularly on the street frontage. In particular, the continuous wall on the west side of Greenway contributes significantly to the historic interest of The Green and the setting of its numerous historic buildings. Several brick boundary walls are also of significance, including those on the frontage of the 1930s semi-detached houses on the east side of Greenway.



Figure 3.169: Stone wall (part of an earlier Building) west of Whirlow Villas, Hodsock Lane.



Figure 3.170: Stone (left) and brick (right) boundary walls along Greenway, from south.

- 3.165 As with The Cross character area, The Green has few larger areas of mature trees. Most of interest are limited to small groups or individual specimens. Arguably the most prominent of the individual trees is the large Willow tree to the north of the pinfold adjacent the bungalows, visible for some distance from approach roads to the east, north east and north west. On the west side of Greenway, several groups of trees set in the grounds of the large houses (The Grange and North House) contribute to the setting of those buildings and the wider landscape of the character area. Outside of the Conservation Area to the east, mature trees of various species are visible from most parts of The Green character area.

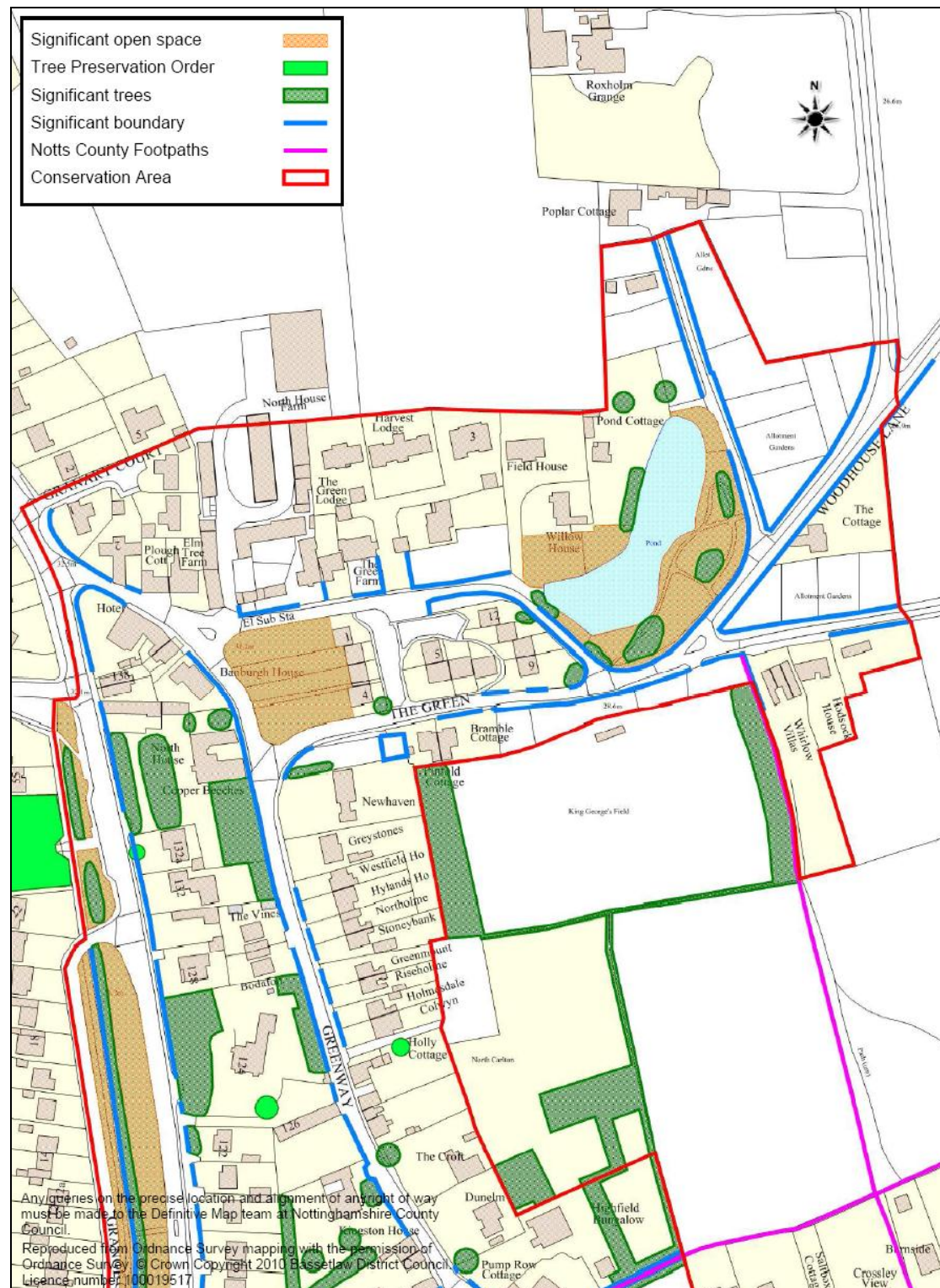


Figure 3.171: Left: Mature trees around North House. Centre: Copper Beech tree south of Banburgh House. Right: Willow tree (right) opposite Pinfold Cottage/Bramble Cottage (left).

CL23 Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments (stone walls/hedges), verges and trees.
- Boundary walls are of Magnesian Limestone. The use of hawthorn hedges is also common.

Map 48: The Green (North Carlton) – landscape features



Disclaimer: The identification of significant landscapes and boundary features including walls, railings, open spaces, trees, etc (as shown on the map above) is by no means exhaustive. The absence of any feature from the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. Advice should always be sought from the Conservation Team at the District Council. The Tree Preservation Orders shown are also indicative only and confirmation should always be sought from the Council's Tree Officer on the precise location of the District's TPOs.

Key views and vistas

- 3.166 Around the character area, a number of significant views exist focusing on the most important buildings and landscape features. From Greenway to the south, the aspect looking northwards focuses on the range of buildings at North House Farm. Its stone walls provide a continuous boundary to the central area of The Green and contrast with the red colour of the clay pantiles and the green of the lawned area to the south.



Figure 3.172: View of The Green from Greenway to south, with North House Farm (distant centre), North House (left) and lawned area (centre).

- 3.167 To the south east of the wide lawn and north of the former pinfold, a panoramic view exists taking in the western half of the character area. North House with its half painted/half exposed stone exterior is particularly prominent from this point together with the mature trees on that site. Also significant are North House Farm and the stone buildings approaching the junction with the A60. Stone walls bound many of the properties fronting The Green. Westwards from this point, a longer view towards North House and its setting can be identified. Between these two points, views eastwards focus on The Green Farm, an early 19th century farmhouse in the local style.



Figure 3.173: Top: View of western half of The Green from south east, with North House (left), North House Farm (centre right), Ivy Cottage/The Cottage/Elm Tree Farm (distant centre) and lawned area (centre). Bottom left: Long view of North House from east, with large Willow tree (right) also visible. Bottom right: View towards The Green Farm.

- 3.168 To the south of The Green Farm, views are drawn westwards towards North House, Banburgh House and Ivy Cottage/The Cottage, as well as the farm buildings at North House Farm. Mature trees around North House provide a screen effectively enclosing The Green from High Road when viewed from this point.



Figure 3.174: View of western half of The Green from point south of The Green Farm, with North House (left), Banburgh House (centre) and North House Farm (right).

- 3.169 At the eastern end of The Green, views are drawn out of the character area along Woodhouse Lane (towards Hodsock Woodhouse) and Hodsock Lane (towards Hodsock). Other than the long and straight hawthorn hedge-lined roads (a result of the 1767 Enclosure Act), the main focus from this point is along Hodsock Lane. From this point, Hodsock Priory (grade I listed) can be seen in the distance approximately 1 mile to the east.



Figure 3.175: View along Woodhouse Lane (left) and Hodsock Lane (right) with allotments between (centre). Hodsock Priory can be seen to the top right of the road sign.

CL24 Summary of special interest:

- There are a number of important views within and outside of the character area. The most important views are of North Farm, North House and of the north-western corner of The Green. Focal buildings and indicative key views are shown on map 49.

4. MANAGEMENT PLAN

- 4.1 As well as defining the character and appearance of the Conservation Area and what makes it special, it is important to develop proposals for the future management of the Conservation Area. This is called the Management Plan. It relates the designation and management of a Conservation Area to the principles of historic environment planning. The Management Plan will be reviewed around September 2015 and updated or modified where appropriate.
- 4.2 There are several mechanisms through which the Council can manage the future of the Conservation Area:
- Application of policy;
 - Policy and design guidance;
 - Development briefs;
 - Application of an Article 4 Direction
 - Monitoring change;
 - Boundary changes;
 - Enforcement proceedings;
 - Appraising the condition of heritage assets and developing a strategy for repair;
 - Proposed enhancement schemes;
 - Proposals for economic development and regeneration (including grants); and
 - Designation of Heritage Assets.

Application of policy

- 4.3 Recent changes in national planning policy regarding the historic environment, in the form of Section 12 of the National Planning Policy Framework (NPPF, March 2012), place renewed emphasis on the conservation and enjoyment of heritage assets, which are referred to as an “irreplaceable resource⁴⁹”. In the ministerial foreword to the NPPF, a declaration is made regarding the historic environment:

“Our historic environment – buildings, landscapes, towns and villages – can be better cherished if their spirit of place thrives, rather than withers” (DCLG, 2012: i).

- 4.4 At a local level, the *Bassetlaw Core Strategy and Development Management Policies Development Plan Document*⁵⁰ was adopted in December 2011. Strategic Objective **SO9** sets out the Council’s over-arching approach to the protection and enhancement of the District’s heritage assets. This is delivered by Development Management Policy **DM8** (The Historic Environment). At the strategic level, Core Strategy Policy **CS5** covers Carlton in Lindrick and Langold (which together forms a ‘Rural Service Centre’). Policy CS5 aims to guide development and regeneration within the Rural Service Centre, including prioritising the re-use of brownfield sites. These policies are discussed further in Appendix A.
- 4.5 This final version of the Conservation Area Appraisal is an approved Council document and is, therefore, a material consideration in any planning decision. It is anticipated that the Conservation Area Appraisal will help inform and strengthen decisions made in line with this policy framework, which will be one

⁴⁹ From paragraph 126 of the NPPF (DCLG, 2012).

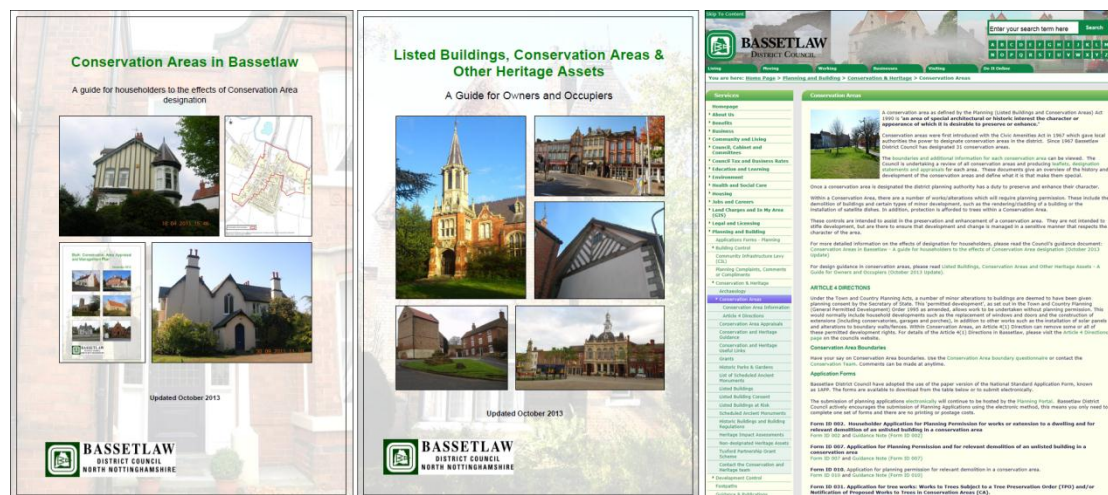
⁵⁰ Hereafter referred to as the Bassetlaw Core Strategy.

of the most direct and effective means of managing the Conservation Area in the long term. For example, the Appraisal helps define the plan form of the area, the typical scale, form, massing and materials of buildings, traditional detailing, important views, significant trees, etc. These elements should be considered when looking at any development proposal.

- 4.6 In addition, the Appraisal identifies key buildings and features that contribute positively to the character and appearance of the Carlton in Lindrick Conservation Area. As such, there should be a preference against demolition or loss of any building or feature identified as meeting these criteria. As stated throughout this document, please note that the exclusion of any building or feature within the Appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the Conservation Area.
- 4.7 The Conservation Area Appraisal can also be used to inform decision-makers about other local or national conservation policy considerations. For example, development that might affect natural features within the Conservation Area. By defining and identifying significant buildings and areas of open space, trees, etc, the Conservation Area Appraisal provides information that will inform planning decisions on the merits of development proposals.

Policy and design guidance

- 4.8 The Council has produced several relevant guidance documents on development in Conservation Areas, including *Conservation Areas in Bassetlaw – A Guide for Householders to the Effects of Conservation Area Designation* (October 2013 update) and *Listed Buildings, Conservation Areas and Other Heritage Assets – A guide for Householders* (October 2013 update). Further advice is contained on the Council's website: www.bassetlaw.gov.uk.



- 4.9 These guidance sources are relevant to anyone thinking of undertaking development within Conservation Areas. It is hoped that this advice will help stakeholders of the historic environment make informed decisions and, therefore, contribute positively to the management of Conservation Areas. In addition to policy guidance, local generic guidance will be produced from time to time with specific advice on topics relevant to Conservation Areas e.g. window replacement.

- 4.10 If you would like a copy of these guidance documents, they can be accessed via the Council website or from the Conservation Team (please use the contact details at the front of this document).

Development briefs

- 4.11 The 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. For example, this might be a gap site, or a site under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the Conservation Area where redevelopment might readily be accommodated. 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. At the time of writing this Appraisal, there are no such sites identified by the Council within the Carlton in Lindrick Conservation Area boundary.
- 4.12 Where development is proposed on garden sites or infill plots, and the Council considers the principle of development in this location acceptable, the Council may take the opportunity to produce development briefs to inform developers or applicants as to what may be appropriate in terms of design and layout for the site.

Application of an Article 4 Direction

- 4.13 Common to many historic environments is the cumulative effect of piecemeal, but significant, alterations to the architectural features of properties that contribute positively to a Conservation Area. Many of these alterations do not require planning permission and are regarded as permitted development. A good example of this is when traditional timber windows are replaced with PVC-u in a different style and profile. Alterations like this can be very harmful to the character and appearance of a Conservation Area. It is possible to bring such alterations under planning control with the implementation of an Article 4 Direction, which would require an application for planning permission for alterations that otherwise fall outside normal planning control (as set out in Appendix A).
- 4.14 An Article 4 Direction can provide a positive framework for helping manage the character and appearance of a Conservation Area. The implementation of an Article 4 Direction requires a strong justification for proposing the Direction as well as appropriate stakeholder support. There are significant resource implications in the implementation of an Article 4 Direction, particularly for the planning authority, which has to effectively manage additional planning applications and enforce the Article 4 Direction. The Council will consider this option further by carrying out a full Article 4 Direction survey in line with government guidance. The Council will consult affected residents and property owners after this survey has been carried out.

Monitoring change

- 4.15 Monitoring change, both positive and negative, is very important for the long-term management of a Conservation Area. For example, it can help highlight problems that can be best tackled through an Article 4 Direction (see above) or show how effective policies have been. Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.
- 4.16 A Conservation Area is thoroughly surveyed and described when first designated or when modified. Local planning authorities should seek to review Conservation Areas from time to time and update Appraisals. The Council will develop a schedule of Conservation Area reviews in due course. The review process for Carlton in Lindrick Conservation Area began in April 2010. It is envisaged that a further review will take place five years after the formal adoption of the final version of this Appraisal.

Boundary changes

- 4.17 An important aspect of Appraisals will be considering where the boundary of the Conservation Area should be drawn. Thought should be given to the appropriateness of the boundary. Conservation Area boundary reconfiguration might include reduction or extension to an area. Specific justification should be given for proposed changes. For example, an extension to the boundary might be proposed to incorporate the wider setting of a Conservation Area. The Carlton in Lindrick Conservation Area boundary and appraisal will be reviewed in 5 years time (from January 2016).

Appraising the condition of heritage assets

- 4.18 A survey is carried out from time to time at both a national and local level to assess the condition of heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. This survey can provide a useful means of monitoring many significant historic buildings within Conservation Areas. [*Historic Buildings at Risk in Nottinghamshire*](#) (2004) covers grade II and significant local interest buildings at risk. This was updated by Bassetlaw District Council ([*Listed Buildings at Risk in Bassetlaw*](#)) in December 2012. The national *Heritage at Risk Register* covers grade I and II* buildings at risk and is available through <http://www.english-heritage.org.uk/caring/heritage-at-risk/>.
- 4.19 [*Listed Buildings at Risk in Bassetlaw*](#) was produced by the Council in December 2012. This document provides a baseline for monitoring change in our buildings at risk within Conservation Areas. It can be used to identify specific problems or issues that may benefit from targeted resources. These resources could be streamed through the grant aiding of target buildings, or through the use of legislation such as Repairs Notices or Urgent Works Notices, to bring about works to a building to either repair it or make it secure or weather tight.

- 4.20 There are currently three listed buildings at risk within the Carlton in Lindrick Conservation Area. These are **Lavin's Cottage**, (Church Lane, South Carlton), **Wigthorpe House** (Wigthorpe Lane, Wigthorpe) and the **barn and attached outbuildings at North House Farm** (The Green, North Carlton).
- 4.21 Other than those listed buildings that have already been identified as being at risk, others within the Conservation Area are in need of repairs or maintenance, partly as a result of being vacant or under used for a long period. Agricultural buildings are particularly vulnerable where they are left vacant. The outbuildings to Field House Farm (Church Lane, South Carlton) have damage to their roofs, timber windows/doors and structural elements. This situation will be monitored and updated as and when reviews of Appraisals are carried out. Identified buildings at risk will be submitted to the local or national register as appropriate on a case-by-case basis following any buildings at risk survey.

Enforcement proceedings

- 4.22 Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a Conservation Area. An obvious example of this sort of damage could be unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is enshrined in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. 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. The removal of traditional timber windows and doors, for example, and their replacement with PVC-u or poor modern imitations, can be detrimental to the building's intrinsic special interest.
- 4.23 It is not only alterations to listed buildings that can damage the character and appearance of Conservation Areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a Conservation Area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering, inappropriate 'ribbon' pointing style, plastic rainwater goods, etc).
- 4.24 It is important, therefore, that the Council investigates breaches of planning law within Conservation Areas, as this can help preserve the quality of the historic environment. The survey process utilised in the production of an Appraisal may highlight planning breaches and unlawful alterations to listed buildings. In response to this survey, the Council will take appropriate action with owners on an individual basis. Anyone can report a suspected planning breach by contacting the Council's Enforcement Team. The District Council regularly follows up reports of unauthorised work and may take enforcement action.

Proposed enhancement schemes

- 4.25 There are no planned enhancement schemes for the Carlton in Lindrick Conservation Area at present. This is a situation that will be monitored however, and, should the opportunity arise, then reference will be made to the Appraisal in developing priorities and an appropriate enhancement strategy.

- 4.26 The Council would nevertheless support the conservation of original features on historic buildings, and where appropriate the re-installation of tradition materials/features (such as timber windows, clay pantiles or lime-based pointing), particularly where modern materials/features (such as UPVC windows, concrete tiles or cement pointing) have a detrimental impact on the character of the building, nearby listed buildings and the surrounding Conservation Area.
- 4.27 The Council would be in favour of a Conservation Area plaque scheme, possibly placed at strategic locations on lamp posts around the Conservation Area. The removal of highway clutter and replacement of standard highway signage at the village entrances with non-standard/village-specific signs would also be supported.

CL25 Carlton in Lindrick Conservation Area – Management Plan
Areas for enhancement:

- The preservation and/or enhancement of the Conservation Area's significant buildings and sites, including all of those currently identified as being 'at risk';
- The preservation and/or enhancement of historic architectural features, including traditional timber-framed windows, timber panel/plank doors, non-interlocking clay pantiles, brick/stone chimney stacks, traditional shop fronts, etc;
- The reintroduction of appropriate historic/traditional architectural features in the Conservation Area's buildings and public realm, such as timber joinery, natural clay pantiles (or natural slates where appropriate), cast iron street lamps, cast iron finger post signs, traditional fencing/railings, etc;
- The replacement of unsympathetic traffic signage;
- The retention of significant trees and where necessary (due to damage or loss) their replacement with appropriate species; and
- A programme of archaeological investigation to increase our understanding of Carlton in Lindrick's archaeological significance.

Proposals for economic development and regeneration (including grants)

- 4.28 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.
- 4.29 Information on current grant schemes is available on the relevant part of the Council's website. Should there be a grant scheme proposed that is specific to the Carlton in Lindrick Conservation Area, details of this will also be advertised on the website and relevant local stakeholders will be notified.

APPENDIX A: CONSERVATION POLICY FRAMEWORK

Legal framework

The legal basis for Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of the Act sets out what duties are incumbent upon the local planning authority when reviewing the historic environment. Where areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, are identified, the Council shall designate those areas as conservation areas (which shall be a local land charge). The Council must review the past exercise of functions under Section 69 from time to time.

The publication of management proposals to preserve and enhance the conservation area is a duty set out in Section 71, including the need for a public meeting and for the Council to have regard for public views on these proposals.

Section 72 the Act provides a general duty for planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Policy Framework

The development plan is comprised of the Bassetlaw Local Development Framework (LDF) and the National Planning Policy Framework (NPPF). Part of the Bassetlaw LDF, the **Bassetlaw Core Strategy and Development Management DPD** (adopted December 2011), contains the council's strategic vision for planning in the district, its spatial policies and its Development Management policies. This Conservation Area Appraisal will be used to support the relevant parts of the Core Strategy, namely:

- **Strategic Objective SO9**

The Council's vision for the District throughout the life span of the plan is to establish a high quality of life for all of its residents. The conservation and enhancement of its heritage assets is seen as an important way of achieving this. Strategic Objective 9 sets out the Council's target by which to measure progress in achieving its vision:

"To protect and enhance Bassetlaw's heritage assets, identify those of local significance, advance characterisation and understanding of heritage asset significance, reduce the number of heritage assets at risk and ensure that development is managed in a way that sustains or enhances the significance of heritage assets and their setting."

- **Development Management Policy DM8** (The Historic Environment)

To deliver this objective, Policy DM8 of the DPD gives support to proposals that protect and enhance the historic environment. Proposals are expected to recognise the significance of heritage assets and make them a focus for development. In addition, proposals are expected to be in line with conservation area appraisals.

Policy DM8 gives a presumption against development that will be detrimental to the significance of a heritage asset. Policy advice is also given on considering proposals that affect the setting of heritage assets, including scale, design, materials, siting and views to and from the heritage asset affected. Change of use proposals affecting buildings in conservation areas will only be supported where they are considered to be the optimum viable use that is compatible with the fabric, interior and setting of the building. DM8 also requires traditional shop fronts to be retained.

- **Core Strategy Policy CS5** (Carlton in Lindrick and Langold)

Policy CS5 provides the Council's spatial vision for development within the settlements of Carlton in Lindrick and Langold, together regarded as a 'Local Service Centre'. This policy provides guidelines on housing growth, economic development and community infrastructure.

For further information on the Bassetlaw Core Strategy and any of its policies, please contact the Planning Policy and Conservation Team or visit the council's website: www.bassetlaw.gov.uk.

National policy guidance is provided by the **National Planning Policy Framework** (March 2012), specifically **Section 12 (paragraphs 126-141)**. The NPPF promotes the value of the historic environment⁵¹ and also ensures that the positive role the historic environment makes in the planning system is a material consideration and that appropriate regard is given to the conservation of heritage assets.

All the policies in the NPPF constitute Government's view of what sustainable development in England means in practice. Development that fails to adhere to the historic environment policies because it fails to give due weight to conservation, for example, is not sustainable development.

Account should always be taken of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- Their potential to contribute to sustainable communities; and
- The desirability of new development making a positive contribution to the historic environment's local distinctiveness.

Conservation areas are designated heritage assets. The NPPF does not contain an express presumption in favour of the conservation of designated heritage assets, but the presumption in favour of sustainable development is itself a presumption in favour of development that meets the objectives and policies of the NPPF (one of its twelve core principles is the conservation of heritage assets). 'Great weight' should be given to the objective of conserving designated heritage assets.

⁵¹ The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposals that accord with the development plan should be approved. The NPPF is a material consideration where development proposals conflict with the development plan.

Given the conservation objective, all harm, from demolition to harm through development within the setting of a designated heritage asset, requires 'clear and convincing justification'. The loss of a grade II listed building should be exceptional and the loss of grade I/II* listed buildings and other highly valued designated heritage assets should be wholly exceptional.

The NPPF can be downloaded via the DCLG website at: www.communities.gov.uk.

Planning controls in Conservation Areas

In addition to the above policies, there are a number of planning controls that relate specifically to Conservation Areas⁵².

• **Development and other construction works**

Most restrictions relating to development/construction works are stated within the Town and Country Planning (General Permitted Development) Order 1995 (as later amended). In addition, most external alterations to non-residential premises are likely to require Planning Permission (and Listed Building Consent if the building is listed).

For any of the types of development listed below, you are advised to seek the advice of the District Planning Authority to ascertain whether Planning Permission/Listed Building Consent is required:

- Window/door alterations or replacement;
- Cladding;
- Rendering;
- Painting;
- Solar panels;
- Wind turbines;
- Satellite dishes;
- Security measures;
- Extensions (including conservatories);
- Paving; and
- Boundary walls/fencing.

• **Demolition**

A listed building will always require Listed Building Consent for demolition. However, the total or substantial demolition of unlisted buildings within the Conservation Area that are over 115 cubic metres requires Planning Permission. The demolition of any wall over 1 metre high facing a highway, waterway or open space, or any wall over 2 metres high elsewhere, will also require Planning Permission.

• **Display of advertisements**

Advertisements are regulated by controls set out in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. The display of advertisements in Conservation Areas is subject to additional restrictions. Illumination, for example, often requires advertisement consent. Tethered balloons, illuminated signs in retail parks and business premises and advert hoardings around building sites may also require advertisement consent.

⁵² Please note: these are in addition to the general restrictions to permitted development for householders.

- **Works to trees**

If you are thinking of cutting down a tree or doing any pruning work you must notify the Council 6 weeks in advance. This is to give the Council time to assess the contribution the tree makes to the character of the conservation area and decide whether to make a Tree Preservation Order.

For further information on any of the above, please contact the District Planning Authority.

Special planning controls

Planning authorities have the power to introduce stricter planning controls in Conservation Areas by means of an Article 4 Direction. An Article 4 Direction further removes permitted development rights where it is considered that such rights would have a damaging effect on the character of an area. They can ensure that traditional details such as sash windows, timber doors, chimneys, etc are not removed or altered without Planning Permission.

Currently, there is no Article 4 Direction in place within the Carlton in Lindrick Conservation Area, although this situation may change in the future (see page 129 of this Appraisal).

Other statutory designations

Listed Buildings

Listed buildings are recognised in statute as being of special architectural or historic interest. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to demolish or alter the special architectural or historic interest of a listed building without approval from the District Planning Authority. There are three types of listed building: grade I and II* (considered to be the most special listed buildings); and grade II buildings. There is one grade I listed building in the Conservation Area (Church of St John the Evangelist) and a large number of grade II discussed throughout the character areas section of this Appraisal.

Scheduled Ancient Monuments

Certain important archaeological sites and monuments enjoy special protection under the Scheduled Ancient Monuments and Archaeological Areas Act 1979. There is one Scheduled Ancient Monument in the Carlton in Lindrick Conservation Area, north of Wigthorpe Farm.

Tree Preservation Orders

A tree preservation order (referred to as a TPO) is an order made by a local planning authority in respect of trees or woodlands, the principal effect of which is to prohibit the cutting down, uprooting, topping, lopping or damaging of those trees without District Planning Authority approval.

There are a number of TPOs within the Carlton in Lindrick Conservation Area. These are marked out on maps 12, 22, 30, 37, 42 and 47 (landscape features). It is worth noting that regardless of whether a tree is covered by a TPO or not, it is likely to be

protected if it lies within the Conservation Area boundary. Advice should always be sought from the District Planning Authority on any proposed works.

The consent process

Where permission is required for development within the Conservation Area, details will need to be submitted to the Council for consideration. For most works in a Conservation Area you may only require Planning Permission (including for demolition).

If your building is listed, works to it including extensions and installation of a satellite dish, will require a separate Listed Building Consent.

If you have any doubts as to whether or not your building is listed or in a Conservation Area, or would like to know whether specific works require Planning Permission or other consents, then please seek advice from the District Planning Authority. Contact details are given at the back of this document.

New development in Conservation Areas and the importance of design

The purpose of Conservation Area designation is not to arrest development but to guide it so that the special character of an area is not adversely affected. New developments should be sympathetic in their design and use appropriate materials. They should complement established patterns and strengthen local distinctiveness, but not necessarily imitate existing buildings. Before applying for Planning Permission it is advisable to contact the Council's Development Control and Conservation Teams to discuss your proposals. The value of employing a suitably qualified architect/designer with a track record of conservation projects to draw up your proposals cannot be stressed highly enough.

Enforcement of unauthorised works

Where work has been carried out without Planning Permission/Listed Building Consent and it is considered that such works are harmful to the character of the Conservation Area/Listed Building, then an enforcement notice/listed building enforcement notice may be served requiring remedial measures to be taken.

Disclaimer

This advice is intended to be a general guide and does not purport to be a definitive guide to the legislation covering Conservation Areas. For specific proposals you should seek advice from the District Planning Authority.

APPENDIX B: HERITAGE ASSETS WITHIN THE CARLTON IN LINDRICK CONSERVATION AREA

➤ Listed Buildings:

Listed buildings are the most significant buildings in a Conservation Area due to their recognised historical and architectural special interest. In Carlton in Lindrick Conservation Area these buildings are:

- **South Carlton Character Area – listed buildings**

Church of St John the Evangelist	Grade I
Memorial in churchyard of St John's Church	Grade II
The Old Rectory	Grade II
Carlton Mill	Grade II
Carlton Mill Bridge	Grade II
Bridge View	Grade II
Field House Farmhouse	Grade II
Barn and Pigeoncote at Field House Farm	Grade II
Stable at Field House Farm	Grade II
Lavin's Cottage (and outbuilding)	Grade II
The Row	Grade II
1 High Road	Grade II
3 High Road (Corner Farm)	Grade II
6 High Road (Barley Cottage)	Grade II
4 High Road	Grade II
Ivy Mount	Grade II
South View	Grade II

- **Carlton Hall & Park Character Area – listed buildings**

Kitchen Garden Wall, Carlton Hall Lane	Grade II
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- **Wigthorpe Character Area – listed buildings**

Wigthorpe Hall (including Wigthorpe Hill and Wigthorpe Hill Barn)	Grade II
Archway at Wigthorpe Hall	Grade II
Wigthorpe House	Grade II

- **High Road Character Area – listed buildings**

Ramsden School	Grade II
72-74 High Road	Grade II
74A High Road	Grade II

- **The Cross (North Carlton) Character Area – listed buildings**

1-7 Low Street	Grade II
Low Cottage	Grade II
Bridge Farm House	Grade II
Clover Cottage	Grade II
Wright's House	Grade II
The Cottage	Grade II

- **The Green (North Carlton) – listed buildings**

North House ⁵³	Grade II
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⁵³ including Copper Beeches, North House Cottage and Holly End

North House Farmhouse
Barn and Attached outbuildings at North House Farm
Hodsock House

Grade II
Grade II
Grade II

➤ Scheduled Ancient Monument

The abandoned areas of the Wigthorpe medieval settlement, north of Wigthorpe Farm. The monument contains the remains of rectangular enclosures/crofts, building platforms, a roadway and ridge and furrow plough marks. Further information regarding the monument can be obtained from the Council's Conservation Team.

➤ Unlisted buildings and structures

When assessing the contribution made by unlisted buildings and structures, consideration is given to the impact on the special architectural or historic significance of a Conservation Area made by the building/structure. For example, if a building is the work of a particular noteworthy local architect, it may carry historic significance. Other reasons to consider the significance of unlisted buildings might include:

- Qualities of age, style, materials or other characteristics that reflect those of a substantial number of the buildings in the Conservation Area;
- Age, materials or other historic characteristics that relate strongly to adjacent listed buildings;
- Group value of buildings;
- Relationship to historic roads and layouts;
- Landmark qualities or contribution to recognised spaces and amenity;
- Usage where this reflects the historic nature of an area;
- Association with past events or people;
- Artistic significance.

The overarching question is whether or not the building in question contributes to the character and appearance of the Conservation Area and whether the loss or substantial alteration of it would be harmful to the intrinsic special interest of the Conservation Area.

Any building meeting any of these key criteria should be considered as a positive building. In Carlton in Lindrick Conservation Area these are identified as:

- ***South Carlton Character Area – significant unlisted buildings and structures (Map 11)***

Church Lane: Apple Holt/The Close; South Croft/Top Cottage; Nexdor/Little Cottage and attached arch/wall; The Old Barn; Outbuilding to rear of Mill Side; Soil vent pipe to west of The Old Rectory; Former agricultural buildings (presently a Scout Hut and a Nursery) north of St John's Church.

High Road: War Memorial; 20-22 High Road; Bridge to south west of 20-22 High Road; Orchard Croft.

A large number of historic stone walls (predominantly boundary walls) exist through the character area (indicated on Map 12). These are also regarded as positive buildings.

- ***Carlton Hall & Park Character Area – significant unlisted buildings and structures (Map 21)***

Carlton Hall Lane: Stable Court, outbuilding and boundary walls; The Lawns, outbuilding and boundary walls; Manor Croft, outbuildings (including Dovecote) and boundary/garden walls; 'haha' to north of The Pippins/south of Tanglewood/Orchard Close; Well approximately 180 metres to north of Manor Croft.

Church Lane: The Lodge; former mill building between Carlton Lake and Mill Pond.

Owday Lane: Owday Lodge.

- ***Wigthorpe Character Area – significant unlisted buildings and structures (Map 29)***

Wigthorpe Lane: The Cottage and outbuilding; Wigthorpe Farm and all associated historic stone/brick built outbuildings; Wigthorpe Cottage; Grey gables; historic stone walls throughout Wigthorpe; 19th century gate to east of Wigthorpe Farm.

Carlton Road: Toll Bar Cottage; Bridge over Caudle Dyke to west of Wigthorpe Farm

- ***High Road Character Area – significant unlisted buildings and structures (Map 36)***

High Road: The Old Police House (31 High Road); 33 & 35 High Road; Former Drabble's Workshop and attached Cottage (41-51 High Road); 80 High Road/The Cottage; Former Co-operative Society Building (82 High Road); 92-98 High Road (including Methodist Schoolroom); Sherwood Ranger Public House; Wesleyan Methodist Chapel; 102 High Road; Blue Bell Public House; The Grange (124 High Road); Mylestone Mews (134 High Road); 136 & 138 High Road. Stone walls of significance exist predominantly along the High Road frontage.

- ***The Cross (North Carlton) Character Area – significant unlisted buildings and structures (Map 41)***

Low Street: Yew Tree Cottage; The Barn, Hill Grove; Hayfield and outbuildings; 1-3 Jubilee Cottages; Okeford Cottage/Ingleside; Taylors Cottage; Forest View; Dove Cottage/Truro Cottage; Trysull Cottage; The Cottage/Stone Cottage; Grey Horses Inn and outbuilding to rear.

Chapel Gate: Chapel Farmhouse and outbuilding to south; 1-3 Chapel Gate; Chapel Cottage.

The Cross: Heritage Cottage/Meeting House Cottage and outbuildings; Bluewater Cottage and outbuildings; The Old Post Office/Norfolk House; 1-3 The Cross and outbuilding to east; Bieldstone; Outbuilding between Bieldstone and Bridge Farm House.

Tinkers Hill: Jerusalem Farmhouse and two barns (including Grange Barn); Bridge Over Caudle Dyke west of Grange Barn.

Water Lane: Snowcroft.

Greenway: Theodena; Outbuilding to Pump Row Cottage (formerly No.1 Pump Row); Wrights Bakers shop, Wrights Butchers shop and associated outbuildings to west; Kingston House; Coach House; two retail premises north of The Cottage (former Colliers Butchers and former angling centre); Holly Cottage.

A large number of historic stone walls (predominantly boundary walls) exist through the character area (indicated on Map 42), including surviving parts of earlier buildings. These are also regarded as heritage assets.

- ***The Green (North Carlton) Character Area – significant unlisted buildings and structures (Map 46)***

The Green: Banburgh House; Ivy Cottage/The Cottage/Lindrick Lodge Hotel; 2 Granary Court (former granary); Elm Tree Farm/Plough Cottage; The Green

Farmhouse; south wall of Willow House; Pond Cottage and Outbuilding; Bramble Cottage/Pinfold Cottage; The Pinfold (west of Pinfold Cottage).

Greenway: Outbuilding to east of The Grange.

Woodhouse Lane: Western (original) part of The Cottage.

Hodsock Lane: Whirlow Villas and stone wall to west.

A number of historic stone walls (predominantly boundary walls) exist through the character area (indicated on Map 48), including surviving parts of earlier buildings. These are also regarded as positive buildings.

➤ **Unscheduled archaeological remains**

Throughout the Carlton in Lindrick Conservation Area, an abundance of archaeological remains has been identified by Nottinghamshire County Council and recorded on the Historic Environment Record (HER). The HER should be consulted prior to the submission of any application that may impact upon archaeological deposits.

Disclaimer:

The above lists are by no means exhaustive. The absence of any building or structure on this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. Advice should always be sought from the Conservation Team at the District Council.

Contact us

For further advice on issues relating to Conservation Areas, listed buildings or other heritage assets, please contact one of the Council's Conservation Officers:

- Michael Tagg: Michael.Tagg@bassetlaw.gov.uk, 01909 533484;
- Oliver Scott: Oliver.Scott@bassetlaw.gov.uk, 01909 533191; or
- Simon Britt: Simon.Britt@bassetlaw.gov.uk, 01909 533427.

Alternatively, please write to:

Conservation Team
Planning Policy and Conservation
Bassetlaw District Council
Queen's Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

For help and advice on submitting applications for Planning Permission or Listed Building Consent, please contact:

Planning Administration
Tel: 01909 533264, 01909 534430 or 01909 533220

If you need any help communicating with us or understanding any of our documents, we can arrange for a copy of this document in large print or arrange for a Language Line interpreter or translator to help you. Please contact us on 01909 533533.

