

East Markham Conservation Area Appraisal & Management Plan

December 2014



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Document details

Title: Bassetlaw District Council: East Markham Conservation Area Appraisal and Management Plan.

Summary: This document is the Council's appraisal of the special architectural and historic interest of East Markham Conservation Area and a management plan with proposals for enhancement and preservation.

Approved: This document was approved by Planning Committee on the 3rd December 2014.

Consultation summary:

The Council has undertaken public consultation with local residents and property owners, English Heritage, East Markham Parish Council, Retford & District Archaeological and Historical Society, Nottinghamshire County Council and other relevant consultees.

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 19th September 2013 between 4pm-7pm at East Markham Village Hall. The outcomes of this meeting, and wider public consultation on the draft appraisal and management plan, was also presented at Planning Committee on the 3rd December 2014. The consultation report is available on the Council's website and from Planning Services by request.

For further information on this document or the Conservation Area designation and appraisal processes, please contact the Council's Conservation Team on (01909) 533484, 533191 or 533427 or email Michael.Tagg@bassetlaw.gov.uk.

Front page: Photographs of East Markham Conservation Area and its environs (source: Bassetlaw District Council, 2012 & 2013)

Contents

Section	Page
1. INTRODUCTION	6
• What is a Conservation Area?	6
• What is an appraisal?	7
2. GEOGRAPHIC AND HISTORIC CONTEXT	10
• Location and population	10
• Landscape setting and topography	11
• Origins and historic development	12
3. CHARACTER APPRAISAL	25
• Layout and plan form	25
• Architecture, buildings and materials	29
• Public realm, amenity spaces, landscaping and boundary treatments	73
• Key views and vistas	88
4. MANAGEMENT PLAN	94
• Application of policy	94
• Policy and design guidance	95
• Development briefs	96
• Application of an Article 4 Direction	96
• Monitoring change	97
• Boundary changes	97
• Appraising the condition of heritage assets	97
• Enforcement proceedings	98
• Areas for enhancement	99
• Archaeological potential	102
• Proposals for economic development and regeneration	102
APPENDIX A: CONSERVATION POLICY FRAMEWORK	104
APPENDIX B: HERITAGE ASSETS WITHIN EAST MARKHAM CONSERVATION AREA	110
APPENDIX C: USEFUL CONTACTS AND LOCAL HISTORIC INFORMATION SOURCES	116

List of maps

Map/Title	Page
1 East Markham Conservation Area boundary	09
2 East Markham Conservation Area in a wider context	10
3 Contour map of East Markham and its environs, using Ordnance Survey contours, 2014	11
4 Extract from 'Geological Survey of England & Wales' (Sheet 83: Lincoln, Market Rasen, Horncastle, Gainsborough, etc), surveyed in 1886	11
5 Extract from 2013 O.S. Map, showing low-lying area to west and south of the church/Old Manor	14
6 Extract from East Markham Enclosure Map, 1816, showing former market place to north of church	15
7 Extract from 'A Plan of Land in East Markham', dated c1712, showing medieval 'toft and croft' plots	15
8 Extract from Sanderson's 1835 Map, showing surviving strip fields	16
9 Extract from 2013 O.S. Map, showing surviving strip fields	16
10 Extract from 'A Plan of Land in East Markham', dated c1712, showing the Village Green	17
11 Extract from John Speed's 1610 Map of Nottinghamshire, showing East Markham	17
12 Extract from East Markham Enclosure Map, 1816, showing lands to north east of village owned by John Kirke Esq	17
13 Extract from 'A Plan of Land in East Markham', dated c1712, showing different road names	18
14 Extract from Sanderson's 1835 Map, showing Toll Bar at Markham Moor junction	19
15 East Markham Enclosure Map, 1816 – Both east and west sections	20
16 Extract from 'A Plan of Land in East Markham', dated c1712, showing Breck Field before enclosure	20
17 Extract from East Markham Enclosure Map, 1816, showing Breck Field after enclosure	20
18 Extract from 1886 O.S. Map, showing chapel site on High Street	21
19 Extract from 1898-1899 O.S. Map, showing newly-built chapel on High Street	21
20 Extracts from 1898-1899 O.S. Map, showing East Markham Sidings and orchards around the village	22
21 Extract from 1898-1899 O.S. Map, showing narrow strip fields	23
22 Extract from 2013 O.S. Map, showing amalgamated fields	23
23 Extract from 1920 O.S. Map, showing orchards off Plantation Road/Back Lane	24
24 Extract from 2013 O.S. Map, showing 1950s housing development off Plantation Road/Back Lane	24
25 Extract from 1920 O.S. Map, showing original medieval road layout	24
26 Extract from 2013 O.S. Map, showing 1976 by-pass to north of village	24
27 Extract from c1712 Map, showing early plots around church	26
28 Extract from East Markham Enclosure Map, 1816 , showing isolation of church/manor site	26
29 Extract from 2013 O.S. Map, showing continued isolation of church/manor site	26
30 Extract from Sanderson's 1835 Map, showing distinctive blocks between Low Street/Church Street and High Street/Plantation Road	26
31 Extract from c1712 Map, showing 'Pond Corner'	27
32 Extract from East Markham Enclosure Map, 1816, showing 'Pond Corner'	27
33 Extract from Sanderson's 1835 Map, showing 'Pond Corner'	27
34 Extract from 1898-1899 O.S. Map, showing 'Pond Corner'	27

35	Extract from c1712 Map, showing York Street	28
36	Extract from East Markham Enclosure Map, 1816, showing York Street	28
37	Extract from Sanderson's 1835 Map, showing York Street	28
38	Extract from 2013 O.S. Map, showing York Street	28
39	Extract from c1712 Map, showing site of Markham House, York Street	43
40	Extract from East Markham Enclosure Map, 1816, showing site of Markham House, York Street	43
41	Extract from 2013 O.S. Map, showing Markham House, York Street	43
42	Extract from 1886 O.S. Map, showing orchards around Hill Top Farm	64
43	East Markham – Buildings	71
44	East Markham – Historic building phases	72
45	Extract from 1898-1899 O.S. Map, showing surveyed remains of moat	81
46	Contour map showing valley between High Street and Priestgate, using Ordnance Survey contours, 2014	82
47	East Markham – Landscape features	87
48	East Markham – Key views	92
49	Church of St John the Baptist – Wider key views	83

1. INTRODUCTION

- 1.1 East Markham is a historic settlement located on the eastern escarpment of the higher ground between the rivers Meden and Maun (to the west)¹ and the River Trent (to the east), immediately to the east of the Great North Road. East Markham lies approximately 8.5 kilometres south of Retford, 15 kilometres south east of Worksop, 8 kilometres west of the River Trent crossing at Dunham and 1.5 kilometres north of Tuxford. The East Markham Conservation Area contains the historic core of the settlement and was originally designated in September 1982. It was last designated on the 1st October 2014. East Markham is characterised by its historic farmsteads including several dovecotes, its numerous former orchards and its regular medieval plot layout.
- 1.2 East Markham is situated to the east of the Great North Road, which bisects the settlement from West Markham. The village lies on the old Lincoln Road which connects the Great North Road with the river crossing at Dunham-on-Trent. Given the Roman defensive centre at Newton-on-Trent on the east bank of the river (opposite Dunham), it is possible that this road (or a route nearby) may have been in existence in the Roman period. The Great North Road is also of considerable age, dating back to at least the Anglo-Saxon period.
- 1.3 The settlement has post-Roman (Anglo-Saxon) origins, the name deriving from the Old English ‘*mearc*’ and ‘*ham*’, meaning the settlement or homestead on the boundary². It is possible that East Markham was originally established as a secondary settlement to the earlier settlement at West Markham.

What is a Conservation Area?

- 1.4 Conservation Areas were first introduced by the Civic Amenities Act 1967. Since then, over 9033 Conservation Areas have been designated across England. The various heritage-related acts were 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))³

- 1.5 Unlike listed buildings, which are designated by central government, Councils designate Conservation Areas locally. The Local Planning Authority has a duty to designate Conservation Areas where it identifies places of special architectural or historic interest. 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. Designation does not prevent change, but enables the Local Planning Authority to positively manage and protect areas from neglect, decay or inappropriate development.

¹ At West Drayton, the rivers Meden and Maun converge, forming the River Idle.

² As quoted in *Nottinghamshire Place Names* (A. Poulton-Smith, 2009).

³ From Section 69 (1) of the 1990 Act.

- 1.6 Conservation Areas are classified as *designated heritage assets* and are afforded statutory protection. Along with other types of designated heritage asset, Conservation Areas require a special level of consideration in the planning process⁴. Designation results in special duties and controls for the Local Planning Authority.
- 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;
 - The Local Planning Authority has a duty to review existing Conservation Areas from time to time, extending and designating where appropriate⁵.

What is an appraisal?

- 1.8 This document is an assessment of the character and appearance of the East Markham Conservation Area and surrounding areas. It clearly defines and records the special interest of the area. This 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 the English Heritage publication *Understanding Place: Conservation Area Designation, Appraisal and Management* (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, structures and topographical features have been identified because they contribute positively

⁴ See Policy DM8 of the Bassetlaw CS&DMP DPD (December 2011) and Section 12 of the NPPF (March 2012).

⁵ As discussed in Section 69 of the 1990 Act.

to the character and appearance of the Conservation Area⁶. **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. Advice should always be sought from the Council's Conservation Team to enable an early assessment of significance. Positive buildings, structures and features are identified within the appraisal and listed in the appendix.**

- 1.12 The **Nottinghamshire Historic Environment Record (HER)** identifies a number of individual buildings, structures and other features of local interest. Where appropriate, these are identified as positive buildings within the Conservation Area.
- 1.13 Outside of the Conservation Area, but possibly within its setting or nearby, local interest buildings identified on the HER are shown in this appraisal, where appropriate, as non-designated heritage assets. In addition, Bassetlaw District Council has produced a methodology for recognising non-designated heritage assets⁷ (adopted in January 2011). This methodology has been used to identify assets and where necessary, the existing information on the HER has been updated. Determining the significance of assets requires careful consideration of a number of factors, including architectural/artistic and historic merit, past and present use, archaeological value, relationship to the historic street layout and group value.
- 1.14 It should be noted that all planning proposals will be treated on their own merits. The Local Planning Authority will always assist applicants in identifying heritage assets⁸, whether designated or non-designated, at the earliest possible stage⁹.
- 1.15 The Council's website contains general guidance and advice on many aspects of conservation practice. Visit the 'Planning and Building' section of our website at www.bassetlaw.gov.uk and follow the link to 'Conservation and Heritage'.
- 1.16 The Council carries out regular reviews of the District's Conservation Areas. For updates on these reviews, appraisals (whether draft or adopted) and consultations, please call the Conservation Team or visit the Council's website. Contact details are included at the rear of this document.

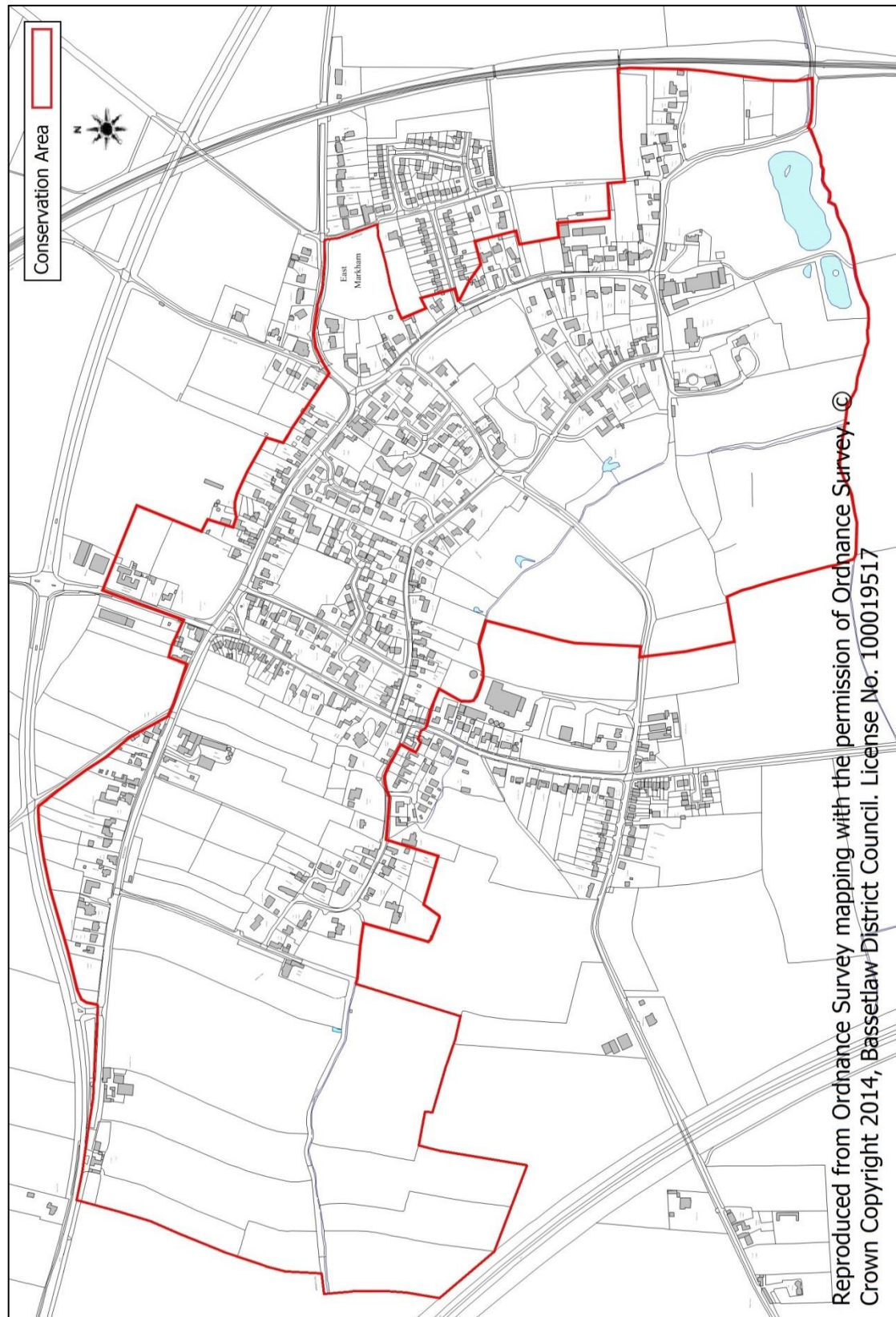
⁶ As advised in English Heritage's *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).

⁷ Bassetlaw District Council, 2011: *Non-Designated Heritage Assets – Criteria*.

⁸ Including buildings of historic or architectural interest, areas of archaeological significance and historic landscapes.

⁹ This is consistent with Section 12 of the NPPF.

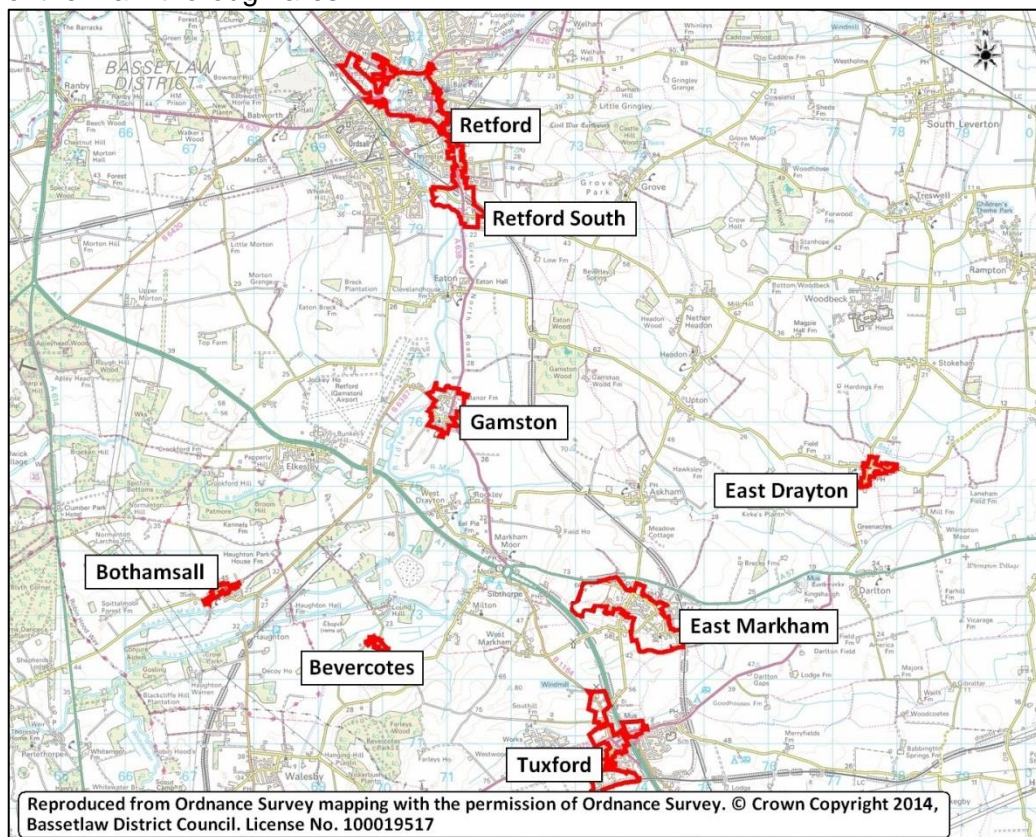
Map 1 – East Markham Conservation Area boundary



2. GEOGRAPHIC AND HISTORIC CONTEXT

Location and population

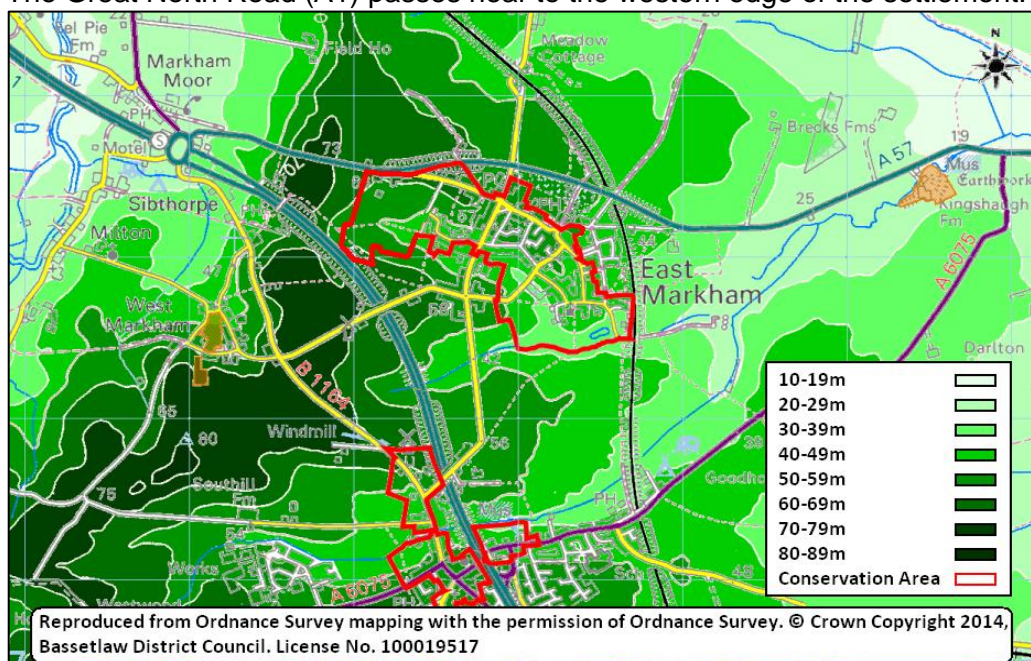
- 2.1 East Markham is one of the larger villages in Bassetlaw District, with a population of over 1200 (mid-2000 estimate). Sited on the eastern escarpment of the high ground between the rivers Meden and Maun (becoming the River Idle at West Drayton) and the River Trent, the former market settlement is bisected by the historic Lincoln Road (the original route of the A57, running west to east) with the A1 (formerly the Great North Road) passing nearby to the west. The high ground at the watershed of the two rivers and the historic thoroughfares are important elements of East Markham's historic and geographic setting.
- 2.2 The East Markham Conservation Area contains the historic core of the village, including the main parallel thoroughfares of High Street/Plantation Road and Low Street/Church Street, the open space known as the village green and the (primarily) 15th century church (although with earlier fabric) and its setting. The village contains a plethora of historic buildings and sites, in addition to large areas of archaeological potential. The Conservation Area covers around 0.72 square kilometres with a perimeter of around 5.48 kilometres.
- 2.3 The majority of buildings within the Conservation Area are residential, including a number of former agricultural buildings converted (primarily) in the 20th century. East Markham's agricultural architecture is prominent throughout, particularly its dovecotes/pigeoncotes, examples of which can be seen on most of the main thoroughfares.



Map 2: East Markham Conservation Area in a wider context.

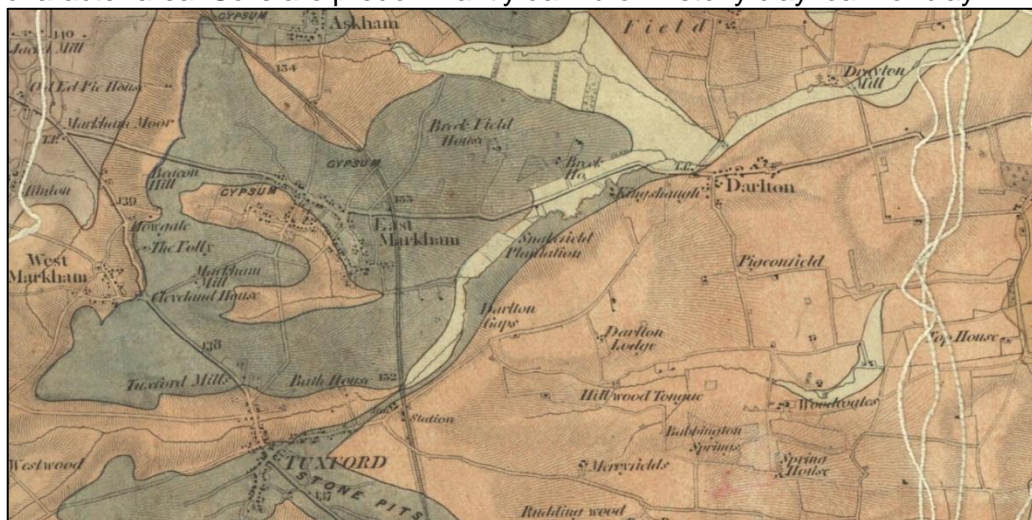
Landscape setting and topography

- 2.4 To the east of East Markham is the River Trent and to the west are the rivers Meden and Maun (merging at West Drayton to form the River Idle). East Markham sits on the eastern slope of the high ground between the two river valleys. The village is on the Lincoln road (A57) which runs from west to east. The Great North Road (A1) passes near to the western edge of the settlement.



Map 3: Contour map of East Markham and its environs, using Ordnance Survey contours, accessed 2014.

- 2.5 East Markham lies in a geological landscape associated with a broad belt of Triassic rocks that run northwards through Bassetlaw, as indicated on the map below. This comprises Waterstones (thinly bedded sandstones and siltstones between layers of mudstone – shown pink) and Mercian Mudstone (stratified reddish mudstone with gypsum - shown orange, with hard sandstone known locally as “skerry” – shown grey). These formations are overlaid by alluvial and fluvio-glacial drift and are an important trait of the Trent Vale landscape character area. Soils are predominantly dark brown stony clay loam or clay.



Map 4: Extract from 'Geological Survey of England & Wales' (Sheet 83: Lincoln, Market Rasen, Horncastle, Gainsborough, etc), surveyed in 1886. Map source: www.bgs.ac.uk, accessed 2013.

Origins and historic development

- 2.6 The earliest evidence of human activity around East Markham dates to the late-Neolithic period (New Stone Age, roughly 2000BC-2500BC), with an arrow head recorded near Manor Farm in 2001. More organised occupation appears to have begun in the Roman period, with a number of metal and pottery finds recorded by Bassetlaw Museum and on the Historic Environment Record, discovered alongside the historic thoroughfare of High Street/Lincoln Road/Broad Gate, especially at Pond Farm and Low Brecks Farm/Kingshaugh.



Figure 2.1: Late-Neolithic arrow head (left), Roman fantail brooch (centre) and Roman lead steelyard weight in the form of a human head (right). Source: Bassetlaw Museum, 2013.

- 2.7 Into the Anglo-Saxon period, the area around East Markham grew in its prominence. Immediately to the west of East Markham is Beacon Hill (see map 3), widely acknowledged to be the site of the 'Bassetlaw', meaning the 'hill of Bersa's people', thought to be the meeting point for the Bassetlaw Wapentake (district) in the Anglo-Saxon period¹⁰. Certainly, Beacon Hill affords panoramic views of the surrounding landscape. In addition, Beacon Hill was found to contain an oval-shaped enclosure (possibly associated with the Anglo-Saxon 'Bassetlaw') during the Retford & District Historical and Archaeological Society's aerial photograph survey in the 1990s (see right).



Figure 2.2: Overhead photo of Beacon Hill, East Markham, showing A57 (top), A1 (bottom) and oval-shaped enclosure (centre right). Image source: RDHAS, 2000.

- 2.8 It is believed that the present settlement of East Markham was originally established in the Anglo-Saxon period, possibly being secondary to the earlier settlement at West Markham with both villages probably having some relationship with the site at Beacon Hill. The name 'East Markham' derives from the Old English 'mearc' and 'ham', meaning the settlement or homestead on the boundary¹¹. It is not clear whether this 'boundary' may relate to the edge of Sherwood Forest, the boundary between the Saxon kingdoms of Mercia and Northumberland, or even the topographical boundary (the ridge of high ground) that bisects West and East Markham. Whilst the route of High Street/Lincoln Road may relate to a roadway laid out in the Roman period, the earliest part of the village would have been centred around Church Street at the southern end

¹⁰ From *The Location of Bassetlaw – Transactions of the Thoroton Society*, Vol 86 (Crook, Dr D, 1982).

¹¹ As quoted in *Nottinghamshire Place Names* (A. Poulton-Smith, 2009).

with access from West Markham along Priestgate/Mark Lane. The moated site to the west and south of the church, in addition to the remnants of earlier roadways (which survive as ditches, as shown on map 5, page 14) may indicate the location of this earliest part of the settlement. The D-shaped enclosure seen on early maps at the western end of York Street (see page 28) may also point to East Markham being a settlement with multiple manors in this period (similar to Carlton in Lindrick or Mattersey).

- 2.9 Prior to the Norman Conquest in the 9th-11th century period, a number of historians suggest that East Markham was subject to an influx of Viking (Danish) settlers, who mixed with the native population (as discussed in Briggs, 1907¹²). The Scandinavian names 'Godwin' and 'Ulchel' recorded in one of the Domesday Book entries for East Markham certainly support this, as do the surviving street names of Priestgate and Broad Gate, 'gata' being the Scandinavian word for street.

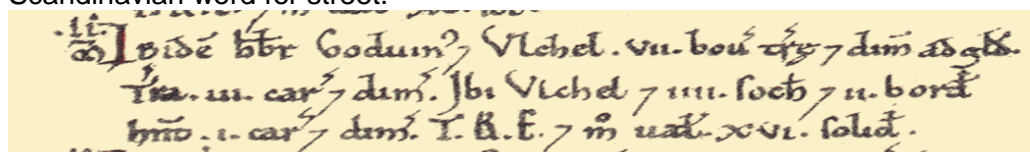


Figure 2.3: Extract from Domesday Book, 1086, showing the third entry for East Markham, referring to the Viking names of 'Godwin' and 'Ulchel', the latter of which retained his high status after the Conquest.

- 2.10 Into the Norman period, the first of the Domesday entries for East Markham shows that part of the settlement was included within the Manor and soke of Dunham (one of the five great manors in Nottinghamshire owned directly by the King), with the rest belonging to Roger de Busli, who was given much of Nottinghamshire and South Yorkshire shortly after the Conquest.

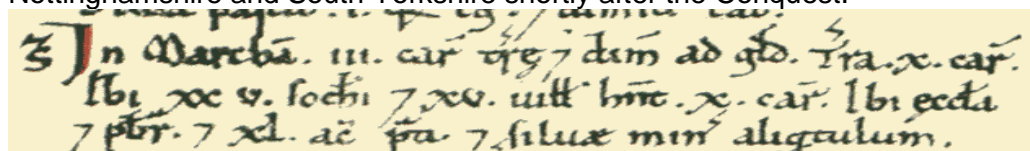


Figure 2.4: Extract from Domesday Book, 1086, showing the first entry for East Markham, including reference to 15 villagers, 25 freemen and a priest.

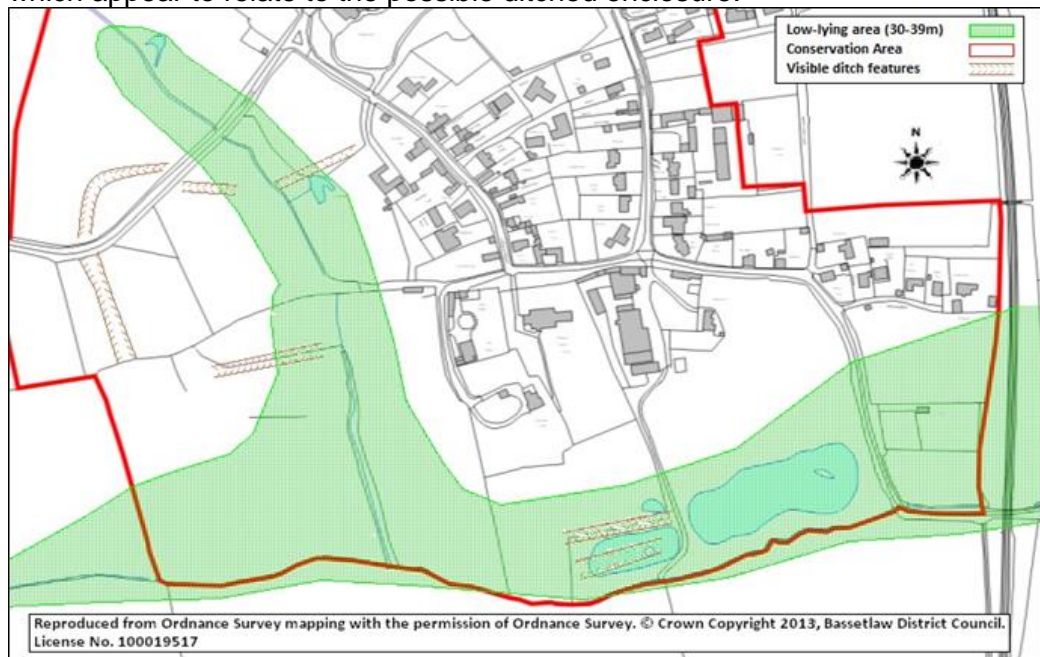
- 2.11 The post-Conquest history of East Markham is dominated by the Markham family, who held land in the area for many centuries afterwards. The first notable member of the family was Alexander de Marcham, Constable of Nottingham Castle during the reign of Henry II (1154-1189). De Marcham was a descendent of Claron, one of Roger de Busli's inserted tenants in West Markham in 1086.
- 2.12 One of the most notable members of the family was Sir John "Judge" Markham, a judge who was a King's Sergeant during the reign of King Richard II (1377-1399) and who drew up the legal document for the King's deposition. Judge Markham was recorded as the 'founder' of East Markham church, but it is more likely that he was responsible for its comprehensive reconstruction in the late-14/early-15th century (in the perpendicular style), since the church contains earlier phases, most notably in the chancel. An alabaster chest-tomb to Judge Markham (died 1409) and a monumental brass of his wife, Dame Millicent Meryng (died 1419), both reside within the church, in addition to a memorial window (added in the Victorian period).

¹² *Excursion 1907: East Markham Church – Transactions of the Thoroton Society*, 11 (Briggs, A.E. 1907).



Figure 2.5: St John the Baptist Church, with view of south east (top left), brass of Dame Millicent Meryng (top right), memorial window to Sir John Markham (bottom left) and tomb of Sir John Markham (bottom right).

- 2.13 The Old Manor to the west of the church is probably built on the foundations of Judge Markham's family home, which appears to have been within an area surrounded by a moat or ditch (that also enclosed the church site). Certainly there is a large natural depression to the west and south of the church and Old Manor where the underlying Skerry sandstone makes way for the mudstone and gypsum (this also contains two watercourses that meet to the south of the Old Manor). In addition, there are a series of ditch features to the west and south (see plan below), some of which relate to earlier roadways and some of which appear to relate to the possible ditched enclosure.



Map 5: Extract from 2013 O.S. Map, showing low-lying area to west and south of the church/Old Manor (based on Ordnance Survey contours) and visible ditch features to the west and south.

- 2.14 Following in the family occupation, Sir John's son, also named John, became the Lord Chief Justice and was famed for a landmark ruling on the issue of treason against the King (see Brown, 1896¹³).
- 2.15 By the 15th century, East Markham had grown considerably as a market settlement, with the market itself probably located immediately to the north of the churchyard. Sadly a market charter is not known of, but the market was described in 1882 by C.R. Markham:

"A market was formerly held at East Markham, and there was an old market cross on a grassy eminence near the church, the centre of a rising and flourishing town"¹⁴.



Map 6 (left): Extract from East Markham Enclosure Map, 1816, showing former market place to north of church (map source: Nottinghamshire Archives, accessed 2012); **Figure 2.6** (right): Former market place, present day.

- 2.16 Outside of the village core, the surrounding countryside was much like elsewhere in the Midlands, with the three field system of farming. Each field was divided into furlongs, with each furlong divided into strips of roughly half an acre. These strips would be farmed primarily by peasants and labourers. The c1712 map shows these three open fields were 'Breck Field' (the name referring to cleared woodland) to the north east, 'Cliff Field'/'Hill Field' to the north west and 'South Field' to the south.



Map 7: Extract from 'A Plan of Land in East Markham', dated c1712, showing medieval 'toft and croft' plots throughout the village. Plan source: Nottinghamshire Archives, accessed 2012.

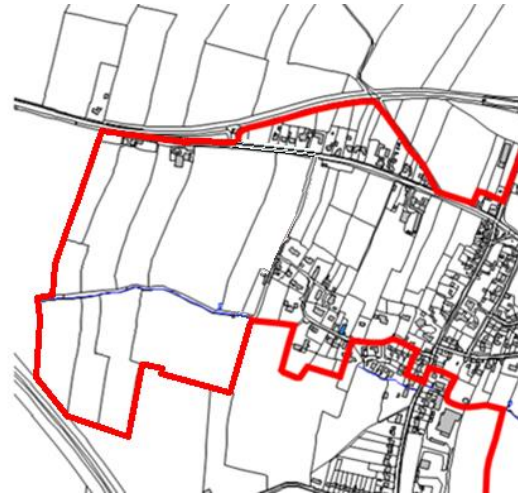
¹³ See *A History of Nottinghamshire* (Brown, C. 1896).

¹⁴ Quote from *Markham: The Church & The Parish* (Markham, C.R. 1882), as referred to in *A Catalogue of Nottinghamshire Crosses* (Stapleton, A. 1912).

- 2.17 Many of the medieval strip fields were amalgamated into larger fields during the Enclosure of 1816. However, several survived the enclosures, particularly to the north west and west of the village off High Street and Harold Lane. Many of the existing plots off High Street, Low Street and Plantation Road also began as strip fields.



Map 8: Extract from Sanderson's 1835 Map, showing surviving strip fields. Map source: *Twenty Miles Around Mansfield* (Sanderson, G. 1835).



Map 9: Extract from 2013 O.S. Map, showing surviving strip fields. Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2013, Bassetlaw District Council. License No. 100019517

- 2.18 In 1606, Sir Robert Markham sold much of the East Markham estate to the Williamson (of Walkeringham) and Hewett (of Shireoaks) families. At this time, East Markham was a thriving local market centre and was particularly noted for its growing of fruit and hops, as described in Throsby (1796) and by Reverend Briggs (1907). Also significant were its smaller scale industries and crafts such as brewing, weaving, carpentry, baking and blacksmithing.



Figure 2.7: Grave stone of Sir Thomas Williamson, died 1657, within the chancel of East Markham Church.

- 2.19 In 1609, following an outbreak of plague which killed 115 people from the village (the last of which was the vicar), the market was moved to Tuxford and never returned. Tuxford quickly became the market centre for the area whilst East Markham did not regain its market and never recovered its previous

importance. Interestingly, C.R. Markham (1882) suggests that the mound on the Village Green marks the site of the 'plague pit', where the bodies of those who had died were buried. Settlement appears to have shifted northwards at this point, closer to the increasingly important roads to Lincoln and Tuxford.



Map 10 (left): Extract from 'A Plan of Land in East Markham', dated c1712, showing medieval 'toft and croft' plots throughout the village. Also note the names 'Mirfield Hall' and 'Mirfield Lane' (Plan source: Nottinghamshire Archives, accessed 2012); **Figure 2.8** (right): Mound on Village Green with East Markham Hall (originally Mirfield Hall) in the background.

- 2.20 Throughout the 16th, 17th 18th centuries, East Markham was often referred to as 'Great Markham', probably an external reference to its size and importance relative to West Markham. However, the 1610 map of Nottinghamshire (right) retains the 'East' prefix, showing that both names were used throughout this period. One of the latest written references to 'Great' Markham is that from 1796, in John Throsby's *History of Nottinghamshire*.



Map 11: Extract from John Speed's 1610 Map of Nottinghamshire, showing East Markham. Map source: Worksop Library, Accessed 2012.

- 2.21 Towards the end of the 17th century, in 1687, a large proportion of the East Markham estate was purchased by John Kirke (of Anston, South Yorkshire). John Kirke lived in Mirfield Hall (on Mirfield Lane), later renamed East Markham Hall (and on Hall Lane) but originally given the name 'Mirfield' ('mir' is an old English/Norse word for boggy ground) – this name helped to distinguish the building from the old hall/manor house adjacent to the church (see map 10).



Map 12: Extract from East Markham Enclosure Map, 1816, showing lands to north east of village owned by John Kirke Esq (map source: Nottinghamshire Archives, accessed 2012).

- 2.22 Several of the Kirke family are buried within the church and the family remained a presence in the village until the 20th century. In addition, several places are named after the family, namely 'Kirke's Orchard' and 'Kirke's Barn'. Also in this period, it is recorded that King William III stayed in East Markham on his way from Lincoln to Welbeck in 1695.



Figure 2.9: Left: Grave stone of John Kirke, died 1712; Centre: List of the Kirkes buried within the church; Right: East Markham Hall.

2.23 Into the 18th century, the first detailed map of East Markham was made, dating to around 1712 (partly based on a terrier put together in 1687). This shows the three fields system of farming still in existence, each field divided into distinctive narrow strips. The street layout has remained relatively unaltered since this period, although some of the street names have changed. The section of Church Street between the church and Mark Lane, for example, is shown as Greyhound Street. Local records show that this referred to the former Greyhound Inn, now White House Farm¹⁵. Other names include Toad Hole/Holt (now York Street, perhaps a reference to the ground conditions), Duck Lane (now Farm Lane/Beckland Hill) and Mirfield Lane (Hall Lane).



Map 13: Extract from 'A Plan of Land in East Markham', dated c1712, showing Toad Hole/Holt (top left), Duck Lane (centre left), Mirfield Lane (centre right) and Greyhound Street (bottom right). Plan source: Nottinghamshire Archives, accessed 2012.

2.24 The 18th century saw improvements in road infrastructure and the growth in equine coach travel. East Markham benefitted from its position on the Lincoln Road and also from its proximity to the Great North Road. The latter, for

¹⁵ As quoted in *Living in East Markham* (RDHAS, 1977).

centuries the main route through the centre of the country between north and south, was turnpiked in stages, with the route southwards (the Grantham to West Drayton section) turnpiked in 1725¹⁶. The route north, which initially ran through West Drayton and Morton, was diverted eastwards to pass through Retford in 1766. This gave East Markham, for the first time, a direct link to Retford and provided its farmers with a quicker and more reliable route along which to transport their produce (particularly fruit).

- 2.25 Passing through East Markham was the Lincoln road, which was turnpiked by way of the 'Dunham Ferry to Markham Common' Act of 1765 (with the tolls collected at Markham Moor). This was of great benefit to the village, although it was with the construction of the bridge over the River Trent at Dunham in 1830 that East Markham's prosperity grew significantly, particularly in relation to its agricultural economy, its coaching inns and its associated businesses and services (such as brewhouses). Dovecotes/pigeoncotes also became prevalent in the village during the late-18th/early-19th century period.



Map 14: Toll Bar ("T.B.") visible at Markham Moor Junction, on extract from Sanderson's 1835 Map. Map source: *Twenty Miles Around Mansfield* (Sanderson, G. 1835); **Figure 2.10:** Queen's Hotel, High Street, a late-18th/early-19th century coaching inn.

- 2.26 The Kirke family's presence in the village diminished in 1780 when the Cartwright family purchased Mirfield Hall (the Kirkes were more prevalent in Retford at this time). One of the most notable Cartwrights was Elizabeth Penrose (nee Cartwright), the daughter of Edmund Cartwright (originally of Marnham and the inventor of the power loom). Elizabeth was raised by her aunts at Mirfield Hall and became a notable author¹⁷, taking on the name Mrs Markham. A window in the church was installed in her memory, shortly after her death in 1837. Mirfield Hall was repurchased by the Kirke family in 1835.



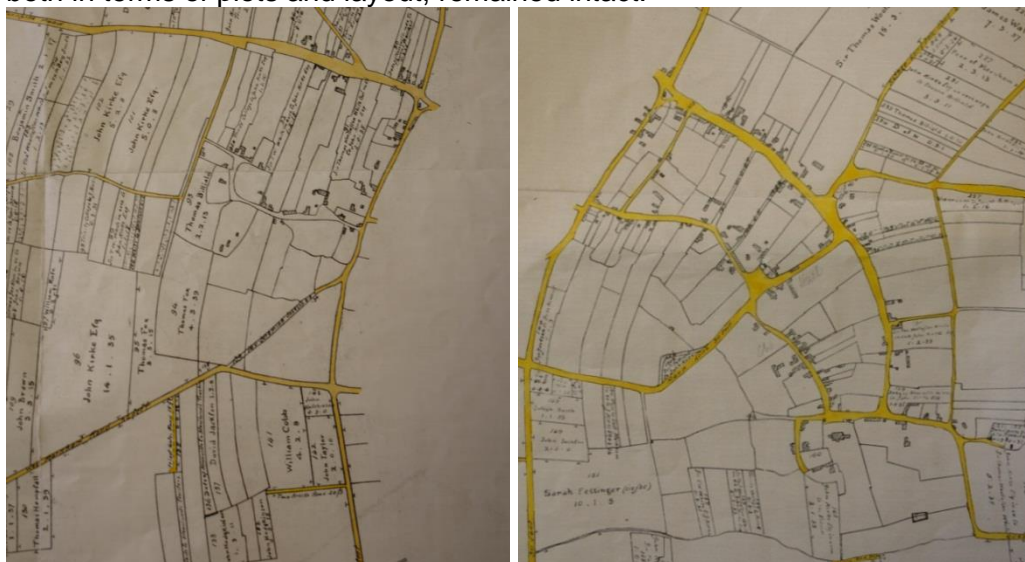
Figure 2.11: Left: Sketch of Elizabeth Penrose (nee Cartwright), commonly known as 'Mrs Markham' (image source: www.nottshistory.org.uk, accessed 2013); Right: Extract from 'A History Of England...', 12th Edition' (source: Google Books, accessed 2013).

- 2.27 The early-19th century saw one of the most dramatic changes to the environment around East Markham and to the lives of its inhabitants. In 1810, the Enclosure Act was passed which would lead to the enclosure of the open

¹⁶ This was the first turnpike road in Nottinghamshire.

¹⁷ 'A History of England from the First Invasion by the Romans to the End of the Reign of George III' (1823).

fields, with the award finally being made in 1816. This, however, had very little impact on the historic core of the village, which had been partly enclosed since the medieval period. The accompanying two-part enclosure map (from 1816) shows that many of the strips which made up the open field system had been removed, replaced with larger enclosures with more substantial and semi-permanent boundaries (usually hawthorn hedges, although some Skerry Sandstone walls were also constructed at this time). The enclosures saw minor changes to the layout of the village core, with Mark Lane straightened, a section of road between Priestgate and Beckland Hill closed off and several fields amalgamated. Nevertheless, the majority of the plan form of the village, both in terms of plots and layout, remained intact.



Map 15: West and east sections of East Markham Enclosure Map, 1816 (map source: Nottinghamshire Archives, accessed 2012).

- 2.28 The open field system comprised the three separate fields of 'Hill Field' (to the north west), 'Breck Field' (to the north east) and 'South Field' (to the south west). Much of Hill Field was awarded to the Duke of Newcastle, Breck Field was part of John Kirke's estate and South Field was in the ownership of Sir Thomas Woolaston White (of Wallingwells and Tuxford). Maps 16 & 17 below show the changes to Breck Field, where the 'open' field (which was divided into numerous furlongs, themselves divided into narrow strips) was enclosed into larger fields, usually enclosed by hedges.



Map 16: Extract from 'A Plan of Land in East Markham', dated c1712, showing Breck Field before enclosure (Map source: Nottinghamshire Archives, accessed 2012).



Map 17: Extract from East Markham Enclosure Map, 1816, showing Breck Field after Enclosure (Map source: Nottinghamshire Archives, accessed 2012).

- 2.29 At the same time the enclosures were being carried out, Methodism within the village became more prevalent, with dedicated chapels being established by the Wesleyan Methodists in 1822 (on Low Street) and by the Primitive Methodists in 1835 (location unknown). By the end of the century, the congregation of the Wesleyan Chapel had grown to such an extent that the need for a larger facility was apparent. This larger chapel was eventually built on High Street, completed in 1893.



Map 18 (top left): Extract from 1886 O.S. Map, showing chapel site on High Street; **Map 19** (bottom left): Extract from 1898-1899 O.S. Map showing replacement chapel on High Street (Both reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2013, Bassetlaw District Council. License No. 100019517) **Figure 2.12:** Top right: Original Wesleyan Chapel on Low Street (erected 1822); Bottom right: Replacement chapel on High Street (erected 1893).

- 2.30 The growth in Methodism in the 19th century was partly a reaction to the social problems associated with poverty across the country at that time. Alongside religious change, East Markham also saw changes to its educational provision. Partly backed by religious charities and other philanthropic benefactors, the village 'charity school' opened in 1842 on Church Street (now a residence called 'Fairfield'). This remained in use until a larger school was constructed on Askham Road in 1877 (opening on 7th January 1878). The former Wesleyan Chapel (discussed in the previous paragraph) was also used partly for educational purposes, eventually becoming the Wesleyan's Sunday school in c1893, when the replacement chapel had been constructed on High Street.



Figure 2.13: Left: Original village school, built 1842, on Church Street; Right: Replacement school, opened January 1878, on Askham Road.

- 2.31 The Victorian period saw the arrival of the railway to East Markham. The Great Northern Railway opened in 1852, passing immediately to the east of the village and crossing Lincoln Road. Whilst East Markham itself never had a formal passenger station, the sidings at Askham Road were used extensively to transport local produce to market. The surviving buildings adjacent to the sidings include the former plate layers' cottages (c1852) to the north and the former railway workers' cottages and weighbridge building (c1890) to the south.



Figure 2.14: Top left: Level crossing and signal box on Lincoln Road, 1965 (image source: www.picturethepast.org.uk, accessed 2013); Bottom left: Former sidings at Askham Road, present day; **Map 20** (right): Extracts from 1898-1899 O.S. Map, showing East Markham Sidings (top) and orchards around the village (bottom) – Both reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2013, Bassetlaw District Council. License No. 100019517.

- 2.32 Given the nature of the soil, fruit growing was (and still is) prevalent, the most common fruits being apples, pears and plums. The impact of the railway on this industry was substantial, with over 200 tons of plums recorded as having left the Markham Sidings in 1886. Fruit trees and the remains of orchards can still be seen throughout the village.



Figure 2.15: Surviving fruit trees/orchard at East Markham Hall.

- 2.33 Aside from fruit growing, hops were also important in the local agricultural economy in the 18th and 19th centuries. The hops grown in East Markham were part of a wider local industry centred on the neighbouring settlement of Tuxford, supplying malthouses throughout North Nottinghamshire and South Yorkshire.

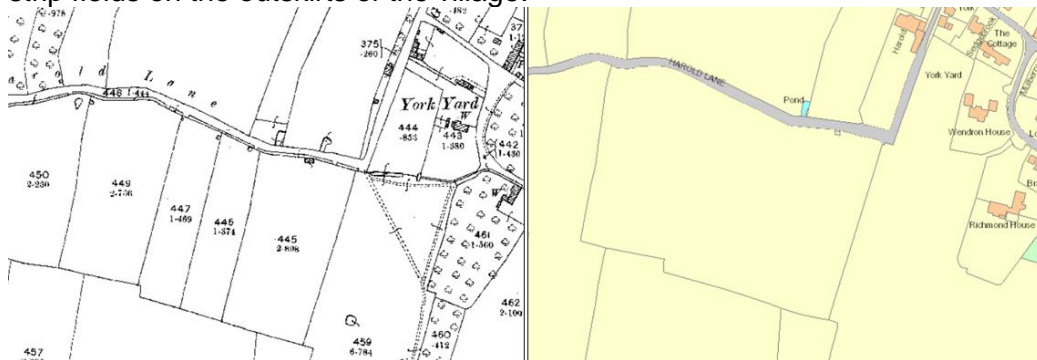
East Markham also had its own malthouses, the most notable of which still survives at Harold House Farm. The building dates to the early-19th century and remained in use into the 20th century.



Figure 2.16: Former maltings at Harold House Farm, High Street.

2.34 The first half of the 20th century saw very little change to the appearance of the village and its surroundings. One notable event, however, was the billeting of a section of a reconnaissance and sniper unit in the village in 1939-1940, Led by Lord Lovet, the unit being known as the Lovet Scouts. The main headquarters was at Tuxford, but part of the unit stayed in tents erected in the grounds of East Markham Hall (Lord Lovet had links with the village from a visit during the First World War). The 10th Nottinghamshire Battalion of the Sherwood Foresters Home Guard later had their headquarters here. Finally, the village housed a number of children evacuated from nearby urban areas throughout the war.

2.35 It was in the second half of the century that more substantial physical changes occurred. One notable alteration was the gradual amalgamation of (medieval) strip fields on the outskirts of the village.



Map 21 (left): Extract from 1898-1899 O.S. Map, showing narrow strip fields; **Map 22** (right): Extract from 2013 O.S. Map, showing amalgamated fields. Both reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2013, Bassetlaw District Council. License No. 100019517.

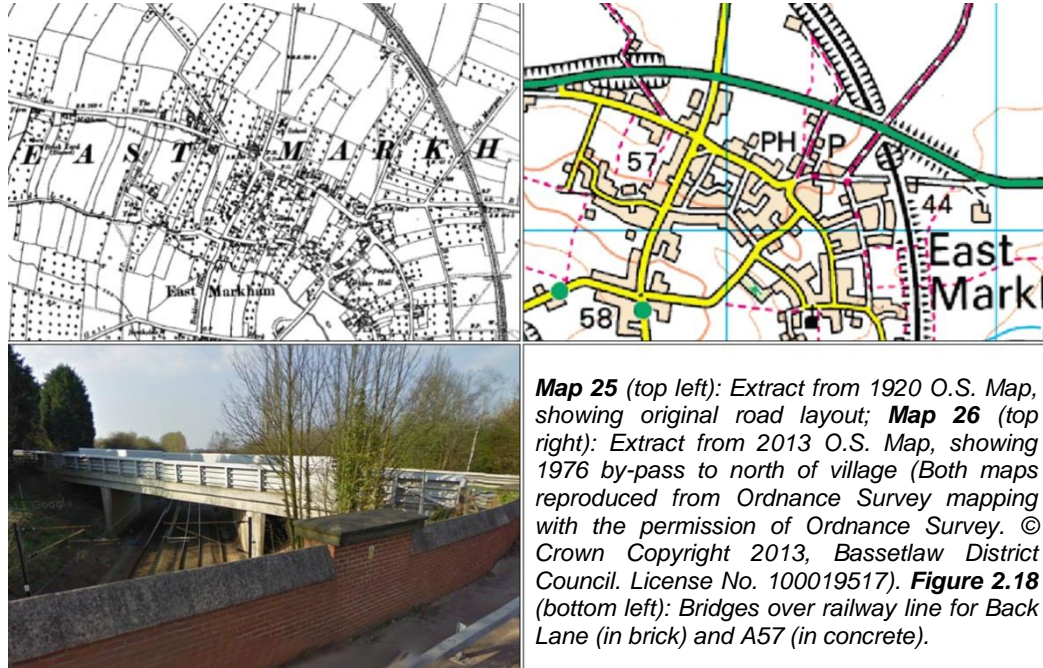
2.36 Within and on the edge of the historic core, the construction of housing, often on the site of former orchards, began in the 1950s, particularly on the east side of the village off Plantation Road and Back Lane. These developments were typical of council housing schemes of that period and are seen in towns and villages across the district. Whilst the loss of historic orchards has had a lasting impact on the character of the village, more harmful has been the 'in-filling' of

smaller spaces between existing buildings, especially between narrow 18th and 19th century buildings sited perpendicular to the road. The development of housing of a modern scale and design is often at odds with this existing organic pattern and form of development.



Map 23 (left): Extract from 1920 O.S. Map, showing orchards off Plantation Road/Back Lane; **Map 24** (centre): Extract from 2013 O.S. Map, showing 1950s housing development off Plantation Road/Back Lane; **Figure 2.17** (right) View along Plantation Avenue. Both maps reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2013, Bassetlaw District Council. License No. 100019517.

- 2.37 The biggest infrastructure change was along the Lincoln Road, classified as the A57 trunk road in 1922. The trunk road remained on its original route (along High Street/Lincoln Road) until 1976, when the village was by-passed. This comprised a new section of road being constructed to the north of the village, a new bridge spanning the railway line, the closure of the level crossing on Lincoln Road and a crawler lane added over Beacon Hill/Cliff Gate.



Map 25 (top left): Extract from 1920 O.S. Map, showing original road layout; **Map 26** (top right): Extract from 2013 O.S. Map, showing 1976 by-pass to north of village (Both maps reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2013, Bassetlaw District Council. License No. 100019517). **Figure 2.18** (bottom left): Bridges over railway line for Back Lane (in brick) and A57 (in concrete).

3. CHARACTER APPRAISAL

- 3.1 The East Markham Conservation Area is situated between the river valleys of the Meden & Maun (to the west, which form the Idle) and the Trent (to the east). The village lies on the eastern slope of the ridge of high ground between the two valleys. The settlement appears to have developed around the Church Street/Low Street area during the pre-Norman period. In the post-medieval period, the village expanded north towards the Lincoln road, resulting in a somewhat stretched settlement pattern and a church which appears isolated at the village's southern end.



Figure 3.1: South elevation of the Church of St John the Baptist.

- 3.2 The most significant building is the Grade I listed Church of St John the Baptist, which is primarily 15th Century in date, although has 13th and 14th century fabric inside. Immediately to the west of the church is The Manor, probably the site of the medieval manor house, although rebuilt in brick in the 17th and 18th centuries. These sites aside, the majority of surviving historic buildings date to the 18th and 19th centuries, although several timber-framed structures from the 17th century also survive. Many are within earlier (usually medieval) narrow plots sited perpendicular to the road.

Layout and plan form

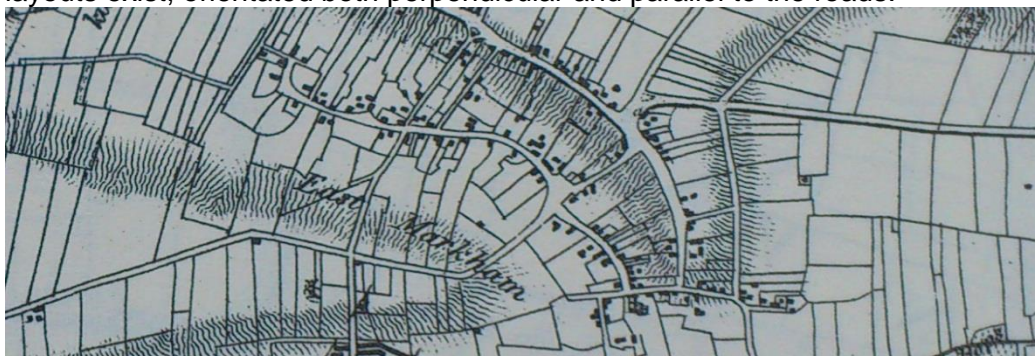
- 3.3 Much of the layout of East Markham is typical of medieval villages in this area, with planned streets containing rectangular buildings within regular plots of land laid out perpendicular to the roads. It is likely that the first substantial settlement would have clustered around the church, particularly along the west-east section of Church Street and to the west, east and south of the church, probably with the market at the junction next to the northern entrance to the churchyard.
- 3.4 The present isolation of the church and manor site at the southern end of the village is peculiar. Topography may have played a part in this, with the land sloping sharply towards the watercourses to the south and west of the church.

However, local historical accounts suggest that most settlement around the church was abandoned following the plague of 1609, with new settlement being developed further north around the Low Street area. Certainly the surviving buildings suggest a period of growth around Low Street during the mid-17th century (see map 13). There are several long and narrow plots visible on historic maps to the west and south-west of the church/manor site, which may relate to abandoned parts of the settlement. Settlement may also have existed to the east/south-east of the church. Further archaeological investigation would be required to reach a definitive conclusion on this issue however.



Map 27 (top): Extract from c1712 Map, showing early plots around church; **Map 28** (bottom left): Extract from East Markham Enclosure Map, 1816, showing isolation of church/manor site and clustering of main residential development on north-south section of Church Street (Map sources, Nottinghamshire Archives, accessed 2012); **Map 29** (bottom right): Extract from 2013 O.S. Map, showing present situation (reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2013, Bassetlaw District Council. License No. 100019517).

- 3.5 Aside from the church and manor site, the village has a regular plan form, being split into several near-rectangular blocks located between the two parallel thoroughfares radiating from the church – these being Church Street/Low Street and Plantation Road/High Street. The best preserved medieval toft and croft plots are on the east side of Church Street. A mixture of traditional building layouts exist, orientated both perpendicular and parallel to the roads.



Map 30: Extract from Sanderson's 1835 Map, showing the distinctive blocks between Low Street/Church Street and High Street/Plantation Road. Map source: Twenty Miles Around Mansfield (Sanderson, G. 1835).

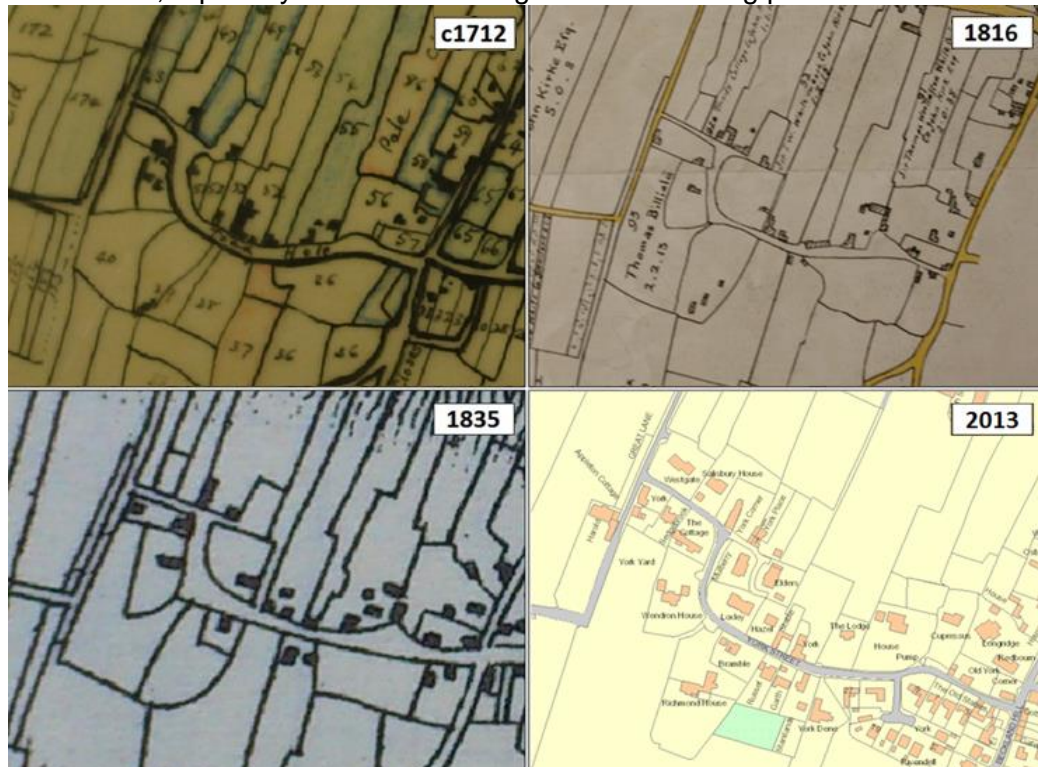
- 3.6 From the mid-20th century onwards, development has often been at odds with the pre-existing urban grain. Features such as cul-de-sacs, highway-led schemes with unnaturally curved roads and overly-wide accesses, in addition to the infilling of spaces between gable-end buildings (especially off Low Street/Church Street), have all caused harm to the character of the Conservation Area.
- 3.7 Whilst the general layout of the village is quite regular, several sites within the Conservation Area are of note for their peculiar layout. The unusual junction of High Street and Lincoln Road (known locally as ‘Pond Corner’) is one such example. The land form at this point has had a lasting effect on the road and plot layouts, with this section of Lincoln Road effectively skirting around the northern edge of a historic former pond¹⁸ (which was filled in during February 1922, resulting in the present wide grass verge to the front of Pond Farm). This pond would have originally formed within a natural low point (a similar arrangement can be seen in Carlton in Lindrick off The Green). This peculiar arrangement is visible on all historic maps, including the c1712 map, which also shows a series of buildings in the open space at Old Well Cottages (north west of the junction) – These buildings had gone by the 1880s. The course of the road was still suitable for the increase in movements after the completion of the Dunham Bridge in 1830 (due to the vehicles’ relatively slow speed), although became more problematic during the early-20th century with the growth in motorised transport and the desire for travelling at a higher speed. A series of accidents led to the pond being filled in February 1922 and since then, the road has passed around a wide grass verge instead.



Maps 31-34: Extracts from c1712 (top left), 1816 (top right), 1835 (bottom left) and 1898-1899 (bottom right) maps, showing junction of High Street and Lincoln Road. Map sources: c1712 & 1816 maps – Nottinghamshire Archives (accessed 2012); 1835 – Twenty Miles Around Mansfield (Sanderson, G. 1835); 1898-1899 O.S. Map – Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey, © Crown Copyright 2013, Bassetlaw District Council. License No. 100019517.

¹⁸ Until the early-20th century, this was one of two village ponds, the other being on Farm Lane, adjacent to the Shrubberies.

- 3.8 There are several other sites with irregular layouts within the village. The route of York Street ('Toad Hole' on the c1712 map) from east to west is somewhat irregular along much of its length. The slight bend in the road opposite no.9 York Street probably relates to the historic site of the water pump (continuously in use between c1712 and the present day). However, further west on York Street, the road forms a curve, then turns northwards, then westwards where it joins Great Lane. It is likely that this relates to the diversion (or creation) of the road either around or through a long-established feature/site/enclosure. This cluster of plots forms a D-shaped grouping (to which York House is located on the outer edge of). It is possible that this enclosure is of considerable age and significance, particularly since it sits astride the route (Harold Lane) up to Beacon Hill, reputedly the site of an Anglo-Saxon meeting place.



Maps 35-38: Extracts from c1712 (top left), 1816 (top right), 1835 (bottom left) and 2013 (bottom right) maps, showing York Street. Map sources: c1712 & 1816 maps – Nottinghamshire Archives (accessed 2012); 1835 – Twenty Miles Around Mansfield (Sanderson, G. 1835); 2013 O.S. Map – Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey, © Crown Copyright 2013, Bassetlaw District Council. License No. 100019517.

EM1 East Markham Conservation Area – Character appraisal **Layout and plan form – Summary of special interest:**

- With the exception of the Church of St John the Baptist and The Manor, the established layout is primarily of rectangular plots (usually narrow), orientated perpendicular to the road.
- Buildings are either orientated perpendicular or parallel to the highway. Those buildings perpendicular to the highway and set within earlier plots are usually located either on or very close to the edge of the highway.
- The majority of outbuildings are sited to the rear of the main buildings, usually following the historic plot layout. Where historic (usually agricultural) buildings are in larger plots, they generally follow the typical late-18th/early-19th century model farm plan, being set around a small courtyard.
- Outbuildings are subservient to the main buildings, both in their scale and original function.

Architecture, buildings and materials

- 3.9 The East Markham Conservation Area contains 19 listed buildings (together with those listed by association), primarily along the main thoroughfares of Church Street, Low Street, High Street and York Street. All these buildings are considered to contribute positively to the special character and appearance of the Conservation Area. In addition, many other buildings and structures can also be regarded as having a positive impact on the Conservation Area. These are discussed in Appendix B and are set out on map 43 (page 71). Buildings not highlighted are considered to be neutral in their character, appearance or significance. The age of each building is indicated on map 44 (page 72).

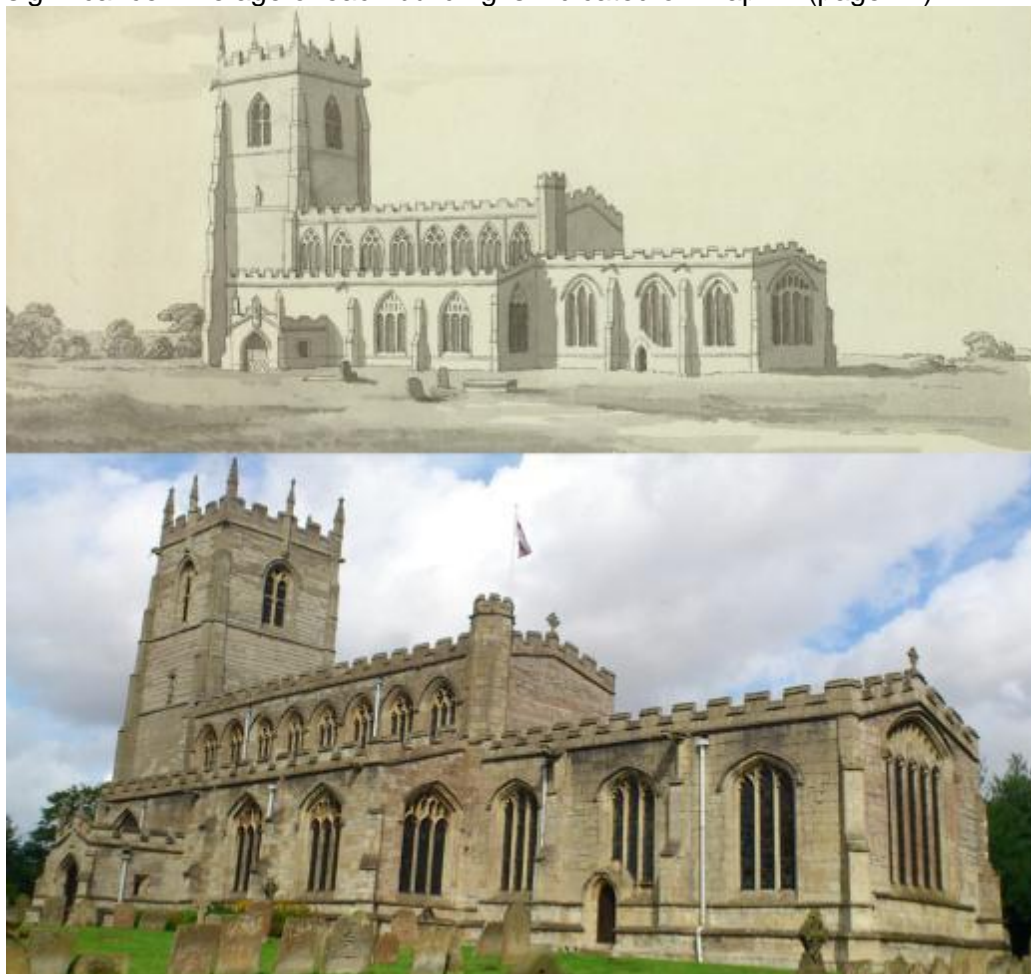


Figure 3.2: South elevation of Church of St John the Baptist, East Markham, as shown in 1773 on sketch by Samuel Hieronymus Grimm (top) and present day (bottom). Sketch source: British Library, accessed 2013.

- 3.10 The oldest building within the Conservation Area is the grade I listed Church of St John the Baptist. Primarily constructed from the local Skerry Sandstone with Magnesium Limestone used for the tower (possibly brought from the Roche Abbey quarry site given the distinctive colour and texture and similarity with the tower at Blyth), the majority of the present building dates to the late-14th/early-15th century when the church was substantially rebuilt by Sir John “Judge” Markham, in the perpendicular style typical of that period. The scale of the church, with a much larger nave and chancel compared with those in similar-sized neighbouring settlements, is probably a reflection of the wealth of the Markham family during the 14th and 15th centuries. The church was restored in 1883-7 by John Oldrid Scott.

- 3.11 The earliest visible phase of the church is found in the chancel, with the north and south windows (differentiated from the later aisle/nave windows by the simpler tracery) and the double-chamfered arch into the nave (which is without capitals at the termination of the jambs) all being of an early-14th century style. The font base also appears to be 14th century in date.



Figure 3.3: Left: Early-14th century windows (right) and 15th century style windows, as restored in the 1880s (left); Centre: Early-14th century chancel/nave arch; Right: 14th century font with distinctive flying buttresses (with font cover dating to 1686).

- 3.12 Elsewhere the building is visibly 15th century, the most iconic portion of which is the western tower of three stages, with its moulded arched doorway, corner buttresses, eight crocketed pinnacles (similar in style to those at West Retford), arched bell chamber openings, corner gargoyles, high (internal) arch and on the north side a clock face. One unusual feature is the niche on the south side, which contains a worn (possibly mutilated) figure. The tower is one of the most prominent structures along this section of the River Trent valley, being visible from a considerable distance in most directions, particularly along both the original Great North Road and Lincoln Road/A57. The prominence of the tower is also in part due to the very deliberate siting of the church, being on a promontory of higher ground which dominates the immediate landscape (the contour map on page 11 illustrates this).



Figure 3.4: Views of western tower of church, showing north elevation (left), west elevation (centre) and south elevation (right).

- 3.13 The nave is also 15th century, the clerestory window openings and form of the battlements on the parapet being especially diagnostic. The eight-bays of the nave are particularly eye-catching, both externally and internally, a further indication of the wealth of the Markham family in the 14th/15th century period.



Figure 3.5: Views of church, showing north face of nave (top left), internal side of nave clerestory window openings (top right), octagonal columns within the nave (bottom left) and high arch through to the western tower (bottom right).

- 3.14 The north and south aisles were partially rebuilt during the restoration of 1883-7 although the reconstructed elements imitate the perpendicular style of the nave and tower. A substantial amount of the original 15th century work remains however, including the north doorway, a small south doorway and the south porch.



Figure 3.6: Doorway into north aisle (left), doorway into south side of chancel (centre) and south porch (right).

- 3.15 Given the age and prominence of the building, there are many noteworthy features not yet mentioned. Amongst the most significant of these are the south west rood turret (see Pevsner for a detailed description), the decorated alabaster tomb of Sir John “Judge” Markham (died 1409), the fine brass of Dame Millicent Meryng (died 1419), the grave stones of several of the Williamson, Kirke and Markham families, the timber roof, the internal and external carvings and the south aisle screen. There are also numerous stained glass windows, including the east chancel window by Ninian Comper dating to 1896 (which contains fragments of a heraldic scene of c1380).



Figure 3.7: Various significant features at the church, including: Comper east chancel window (top left), Judge Markham Tomb within the chancel and external gargoye (top right), rood turret with internal stairway (centre left and centre), Markham family window in the chancel (centre right), rood screen and Dame Millicent Meryng brass (bottom left) and timbered roof with 15th century bosses (bottom right).

- 3.16 Whilst there are no other complete buildings from the medieval period within the Conservation Area, the large house immediately to the west of the church does appear to contain late-medieval (possibly 14th century) foundations. Although The Manor (grade II listed) is primarily a 17th and 18th century red brick house incorporating a 17th century timber frame, it is set on a very substantial Skerry Sandstone plinth of four visible courses of large ashlar blocks. Underground, the stonework continues within the cellar of the house, the construction of which matches that visible on the outside, with large ashlar blocks typical of the late-medieval period¹⁹. It is likely that the medieval plinth/foundations would have originally supported a timber-framed building. This site is reputedly the family home of Sir John “Judge” Markham (died 1409) and is one of the oldest and most significant buildings within the village.



Figure 3.8: Views of Skerry Sandstone foundations at The Manor, including north elevation/frontage (top), east elevation (bottom left) and cellar (bottom right).

- 3.17 Above ground, the building has a red brick outer skin typical of the 18th century in this area, constructed using locally-made red bricks (with a mix of brick bonds including Flemish, English Garden Wall, Flemish stretcher and areas with an irregular bond – perhaps relating to repairs) with a near-symmetrical frontage (north elevation) of two storeys and five bays. There is, however, significant evidence of an earlier timber frame (17th century) and early-18th century alterations (including a beam inscribed with “1703”) throughout the interior. Brick string courses/bands exist around most of the building at first and second floor level, these possibly relating to the floor joists of the 17th century timber frame. The off-set fenestrations at certain points around the building also indicate the extent of the timber frame, as the siting of window/door openings were constrained by the position of the supporting timbers.

¹⁹ Similar buildings in this area from the 17th-18th centuries generally have less substantial and more irregular stonework within their plinths and cellars, sharply contrasting with that found at The Manor.



Figure 3.9: Evidence of 17th century plan form and construction, including external views of 2 ½ storey elements from north east (top left) and north west (top right), with internal 17th century timber beams supporting first floor (bottom left); timber beam with “1703” inscription on ground floor (bottom right).

- 3.18 The roof is covered in non-interlocking natural clay pantiles²⁰, although it is likely that the 17th century portions would have originally been covered in thatch, as indicated by the relatively steep roof pitch, the raised and coped gables (although partially rebuilt in 1919) on the west and east elevations and the internal roof timbers. The main front (north elevation) also has a late-17th/early-18th century central quadripartite chimney stack (with a cross-plan resembling a cluster of four square shafts) which, although has been substantially rebuilt in the late-20th century, does closely resemble the original stack visible on historic photographs (see Figure 3.11 for this).



Figure 3.10: Steep roof pitch, central cross-plan chimney stack, raised and coped gables and internal roof timbers, all evidence of the 17th century phase.

- 3.19 A significant renovation took place in 1919 which altered the external appearance, with new leaded windows installed (in more regular openings), several extensions added and the internal spaces remodelled. Whilst the 1919

²⁰ First introduced into Britain during the 16th and 17th centuries from the Netherlands.

work was somewhat extensive, a large degree of historic internal and external fabric survived the works, relating to all the earlier construction phases.

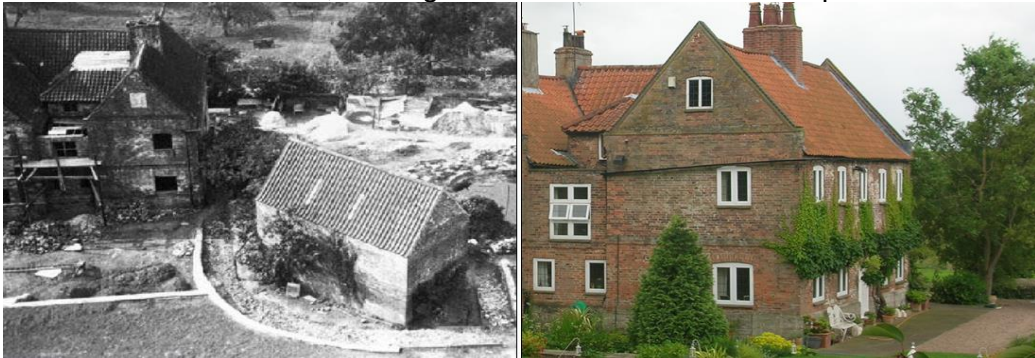


Figure 3.11: View of site undergoing renovation in 1919 (left) and present day (right). Image source: www.picturethepast.org.uk, accessed 2013. Please note: the 18th century barn shown on the 1919 photograph had been demolished by the 1950s.

- 3.20 At the front of The Manor is Manor Cottage, which, similar to The Manor, is primarily an 18th century brick and pantile building (originally a threshing barn), although contains fragments of an earlier timber frame and is set on an earlier Skerry Sandstone plinth. This plinth appears to be somewhat later than that at The Manor (its less-regular construction suggests this) and is reported (in local history texts) to be the base for a timber-framed gatehouse built in the Tudor period. The interior contains fragments of a timber frame which are similar to 17th/18th century buildings nearby. The brickwork is also similar in external finish to The Manor, with a mixture of Flemish, English garden wall, Flemish stretcher and irregular bonds found around the building.



Figure 3.12: Views of exterior of Manor Cottage (top); 17th/18th century timbers inside Manor Cottage (bottom).

- 3.21 The exterior of Manor Cottage shows evidence of the building being constructed (or adapted) for agricultural purposes, with ventilation slits visible on both front and rear elevations. It is likely that the building was once a threshing barn for Church Farm (the name for this site until the mid-20th century). The front elevation of the central portion (containing the arch) appears

to have been rebuilt at some point and had buttresses added (most likely to hide the joins in the brickwork), this work probably being undertaken when the building was converted to a dwelling. The lean-to extension on the east side and the former outbuilding on the south side (now joined by a recent extension) also relate to this agricultural use of the site.



Figure 3.13: Central section with archway, possibly indicating the previous use as a threshing barn, from frontage (top left) and rear (top right); timber hay loft-type door in 19th century former outbuilding (bottom left); in-filled ventilation slits on the rear of the building (bottom right).

- 3.22 The Conservation Area has a large number of 17th century timber-framed buildings (when compared to other settlements within Bassetlaw District), with 24 identified, all of which seem to have been remodelled in the 18th/19th century. Most of these buildings are centred on Low Street, which seems to have been the new focus of settlement following the plague in the early-17th century in an area closer to the Lincoln and Tuxford roads, although some 17th century buildings also exist on Church Street. The grade II listed Springfield Barn (named after springs which emerge in the nearby fields to the west/north-west) appears on the outside as a typical late-18th century threshing barn, constructed from the local red brick (English garden wall bond), with diamond-pattern ventilators, shallow brick arches, dentilated eaves and a clay pantile roof. However, the interior contains a large proportion of the 17th century timber frame (visible on the c1712 and 1816 maps as a T-shaped building).



Figure 3.14: Views of Springfield Barn, including south west/rear elevation and internal 17th century timber frame.

- 3.23 A cluster of mid-17th century timber-framed buildings exist around Low Street, including The Old Hall, The Green, Blyth Cottage, The Rookery, December Cottage (grade II listed) and Markham Cottage. On the exterior, these differ in appearance and form, with December Cottage and Markham Cottage being the most obvious given their form. Both have steep roof pitches, later red brick outer skins (Flemish bond) with a string course at first floor level (marking the position of the earlier floor joists), stone plinths, raised coped gables (these originally supported thatched roofs) and central chimney stacks (early-18th century additions), all of which are diagnostic of a timber frame. Internally, the timber frames of both buildings are visible throughout, particularly around the fireplaces, the ceilings and in the roof spaces. Both buildings also have gypsum plaster floors which are probably original to the 17th century construction.



Figure 3.15: December Cottage (top and centre) and Markham Cottage (bottom), on Low Street.

- 3.24 One of the most complete timber-framed buildings within the Conservation Area is The Rookery, which appears on the outside as an 18th and 19th century red brick (primarily Flemish bond) farmhouse. However, much of the internal frame remains in situ, particularly in the ground floor ceilings, in the stairways, the upper floor walls, around the doorways and especially in the roof space.



Figure 3.16: 18th and 19th red brick century exterior (top) and 17th century internal timber frame (bottom) at The Rookery, Low Street.

- 3.25 The largest building in the Low Street area with a partial timber frame is the grade II listed East Markham Hall (originally 'Mirfield Hall'), sited at the junction of Church Street, Hall Lane, Low Street and Mark Lane. This building was originally constructed in the mid-17th century, possibly replacing the former manor house (The Manor) after the apparent abandonment of the original village core after the 1609 plague. There appear to be four distinct phases to East Markham Hall's development. These being the original mid-17th century timber-framed house discussed above; an early-18th century (c1701) reconstruction in red brick (Flemish bond) for John Kirke, who had purchased the site in 1687; a later-18th century (c1777) phase including the re-fronting of the main façade (also Flemish bond, although with lighter headers), for John Kirke's grandson (also called John); and finally, an early-19th century phase including the first floor Dearne's bond addition and the semi-circular bow on the drawing room (south east elevation).
- 3.26 Whilst the extent of the original 17th century house is not fully visible, the outline of the cellar, the extent of the Skerry Sandstone plinth, the central chimney stack (typically inserted in the early-18th century into an earlier building), the string course on the north west elevation and certain internal features (such as irregular window openings and curved sections of wall) suggest the building was of a significant size prior to its remodelling in the early-18th century.



Figure 3.17: Skerry Sandstone plinth (left) and internal view of window placed within earlier irregular opening probably set in timber frame (right).

- 3.27 The early-18th century (c1701) phase is the most substantial in terms of the footprint of the building, incorporating much of the visible fabric on both side elevations and on the rear. The central quadripartite chimney stack, which is very similar to that at The Manor, probably dates to this phase. The near flush-fitting sashes, the roughly-made bricks with wide mortar joints (see figure 3.17) and a number of timbers within the roof space also appear to be of this date.



Figure 3.18: Early-18th century features at East Markham Hall including the quadripartite chimney stack (top), the flush-fitting sash on the north west side (bottom left) and the dragon beams in the roof space (bottom right).

- 3.28 The most prominent phase is the c1777 work, the key part of which is the decorative frontage (south west elevation). This façade contains seven bays, the central three of which are under a triangular pediment. The windows consist of rubbed brick arches with central keystones, plain stone cills and '6 over 6' and '3 over 3' sashes within much deeper reveals than found on the c1701 phase.



Figure 3.19: Main south west frontage at East Markham Hall, added in c1777.

- 3.29 The openings within the central bay are more decorative than elsewhere on the frontage. The main doorway has an ashlar surround with pilasters, arched triangular pediment with paterae (dish-like circular decorative features) on each side and with half-round fanlight with tracery. The doorway contains a pair of timber panelled and part-glazed doors. The first floor central window has shouldered architrave with a fluted keystone and rounded pediment. A painted band exists at first floor level, partly forming the cills to windows on that floor. The second floor window is similarly decorated, although with eared architrave and keystone. Many of the internal shutters on the upper floors probably relate to the c1777 phase, although those on the ground floor appear to have been replaced in the 20th century and are not painted.



Figure 3.20: Main c1777 façade of East Markham House, including decorative doorway with paterae, pediment and traceried fanlight (centre left), first floor window (top right), second floor window (top left) and comparative views from c1909 (bottom left) and present day (bottom right). Image source: East Markham Hall owners, accessed 2013.

- 3.30 Other features around the building from the c1777 phase include the tall rectangular chimney stacks, the Palladian window on the rear (north east elevation), the numerous remodelled window openings on the north west elevation (where flat arches of wedge-shaped rubbed bricks replaced the earlier simpler brick arches with their rectangular bricks and different thicknesses of mortar allowing for the arch), the sash windows set in deep reveals, the internal Robert Adam-style plasterwork and the scar on the south west corner of the building showing the join between the c1701 brickwork and the c1777 façade.



Figure 3.21: Other significant features from the c1777 phase, including the tall chimney stacks (top left), Palladian window (top right), remodelled window heads (centre left), deeply-recessed sashes (centre right), the join between the c1701 building and the c1777 façade (bottom left) and decorative internal plasterwork (bottom right). The centre left image also shows an early-18th century brick arch, which uses rectangular bricks and thicker mortar joints at the top.

- 3.31 The early-19th century phase includes the semi-circular bow addition to the drawing room (south east elevation) and the first floor addition on the rear constructed in brick but using a Dearne's bond (which matches the kitchen garden wall to the north east, also early-19th century (discussed in the landscapes section)).



Figure 3.22: Early-19th century bow (left) and first floor addition with Dearne's bond brickwork.

- 3.32 Adjacent to East Markham Hall on its north side is a range of brick and pantile outbuildings. The building fronting Hall Lane is the most significant, as it contains roof timbers which appear similar to 17th century ones found elsewhere within the Conservation Area. If from an earlier building, these roof timbers might be re-used from the building shown on this site on the c1712 map. However, the exterior of the building is distinctly late-18th/early-19th century, particularly the west elevation (facing Hall Lane), which contains an in-filled opening (probably for a pair of barn doors) and the north gable which contains a diamond ventilator.



Figure 3.23: Late-18th/early-19th century barn with 17th century timber roof structure. The distinctive dragon beams (bottom right) exist in each of the four corners.

- 3.33 The east elevation (facing into a small courtyard) shows that the building may have been converted into a coach house in the mid-19th century, with the installation of a pair of arched openings with pairs of side-hung timber doors. The recessed door arches are diagnostic of their being installed in the mid-19th century (c1820-1840).



Figure 3.24: East elevation of building showing mid-19th century conversion to coach house.

- 3.34 Other prominent 17th century buildings of note include Haycorns on Farm Lane, Markham House on York Street, Norwood Cottage on Church Street and The Old Hall on Low Street. Haycorns has a number of external features common to

other buildings of this type and age nearby, including a first floor string course, stone plinth, central chimney stack and steeply-pitched roof. However, very little 17th century fabric remains visible within the building.



Figure 3.25: Views of Haycorns, Farm Lane.

- 3.35 Markham House on York Street contains one of the most interesting 17th century (or possibly 16th century) structures within the Conservation Area. The north east corner of the house contains the remains of a building which was associated with a much larger building to the east during the 17th-19th century period, possibly a large barn or maltings given its apparent size (see maps below). The surviving building, possibly built as a house associated with the larger building, is unique in the village (other than the church tower) as it is constructed of Magnesium Limestone and also contains an in-filled cross window of 16th or 17th century date. It is not known, however, whether this window has been inserted at a later date or whether it is in its original position. This near-square building was extended southwards in the 19th century and then again in the 20th century to form the current house (see 2013 map below).



Figure 3.26: Probable 17th century portion of Markham House, York Street, as shown on **map 39** from c1712 (top left), **map 40** from 1816 (top centre) and **map 41**, present day (top right); Views of east elevation with in-filled 16th/17th century cross window (bottom). Historic map source: Nottinghamshire Archives, accessed 2012; 2013 O.S. Map – Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey, © Crown Copyright 2013, Bassetlaw District Council. License No. 100019517.

- 3.36 Similar to Markham House, Cushpool House (grade II listed) also has a large area of stonework within an earlier phase. The rear section of this building contains a substantial portion of a Skerry Sandstone structure, this being the largest amount of Skerry visible on one building other than the church. The south-west gable of the building is almost entirely constructed from Skerry. Other large areas are visible on the south east elevation. It is likely that the Skerry portion of the building dates to the 17th or early-18th century. The rest of this rear wing of the house appears to be early/mid-18th century, judging by the construction, form and scale. Sadly the large threshing barn associated with the farmhouse was demolished in the mid-20th century.



Figure 3.27: 17th and early-18th century rear wing at Cushpool House.

- 3.37 The front façade would have been added in the later-18th century, as the farm became more prosperous during the latter half of that century. The front is typical of the period, with three storeys and three bays, containing vertical sashes in diminishing sizes ('8 x 8s' on the ground floor, '6 x 6s' on the first floor and '3 x 3's on the second floor) and an ornate door with surround. One rare element of this building is the brick bond on the frontage, with consists entirely of headers (the most expensive of brick bonds at the time). The site also has a dwarf wall and railings dating to the late-19th century, also grade II listed.



Figure 3.28: Later-18th century façade at Cushpool house, with ornate doorway and header brick bond visible (right).

3.38 This pattern of 17th century timber-framed farmhouses being remodelled in brick in the 18th century, then subsequently extended in the later-18th/early-19th century period with grand façades, can be found repeated on several sites within the Conservation Area, although interestingly, the best examples are all within a small area along Plantation Road. Pond Farmhouse, Ashlea, Woodward Farmhouse and Bowerhayes, in addition to Cushpool House, all show this type of phasing. This growth in affluence may have been encouraged in part by improvements in local transport links, particularly with the turnpiking of the Lincoln Road in 1765 and the completion of Dunham Bridge in 1830.

3.39 Pond Farmhouse (grade II listed) is one of the most prominent sites of this type, being on the intersection of Lincoln Road/High Street and Plantation Road, sited next to the largest of the historic village pond sites and being at the head of an area of higher ground. Again, the rear section of the main farmhouse contains Skerry foundations and when compared with map evidence (from 1712), this was probably part of the 17th century farm. The remainder of the rear section indicates an early/mid-18th century date of construction/remodelling. The façade, similar to Cushpool House, is late-18th/early-19th century. As with Cushpool House, the brickwork on the frontage is decorative, although here alternating red and pink bricks are used in a Flemish bond.



Figure 3.29: Pond Farm (top), with earlier Skerry Sandstone foundations (bottom left) and distinction between 18th and 19th century portions (bottom right).

3.40 Pond Farm illustrates well the differences between the difference periods of construction. In the 18th rear century section for example, there is a deep brick arch over the side door (similar to the c1770 ones at East Markham Hall) with distinctive v-shaped brick infill below. On the 19th century section, the windows and door are finished with trapezoidal lintels with keystones. Furthermore, the older section has Yorkshire sashes whilst the 19th century section has vertical

sashes. Finally, the 18th century building has Flemish bond brickwork on the side and a mixture of English garden, Flemish garden wall and irregular bonds on the rear (this untidy pattern of brick bonds is a common occurrence in late-18th century buildings in East Markham), whereas the 19th century front section has English garden wall on the sides and Flemish (with pink headers) on the façade.



Figure 3.30: Distinctive 18th century door arch (left) and 19th century stone lintels with keystones (right) at Pond Farmhouse.

- 3.41 Adjacent to Pond Farmhouse are the former agricultural buildings associated with it (also grade II listed) including a former stables, threshing barn and dovecote. Whilst parts of these have been partially rebuilt recently, a large part of the original fabric remains and those rebuilt sections have sought to replicate the original features (such as the bird flight holes in the dovecote). One of the most notable features of this building range is the distinction between the Skerry Sandstone foundations adjacent the former pond (visible below, filled in the 1920s) and the brickwork above, again probably indicating an earlier phase visible on the c1712 map).



Figure 3.31: Views of former agricultural buildings at Pond Farm, as seen in c1920 (top left) and showing threshing barn and stables (top right), former dovecote with reconstructed flight holes (bottom left) and Skerry Sandstone foundations adjacent the former pond (bottom right).

- 3.42 Woodward Farm is of a similar scale to Cushpool House, with an earlier 17th or early-18th century rear house (visible on the 1712 map) and a later-18th/early-19th century façade. Later alterations to the window openings on the rear

portion have resulted in part of the significance being lost. However, the overall scale and remaining detailing (such as dentilated eaves) are very similar to those phased sites discussed earlier. Again, the Regency period appears to have been prosperous for this farm, judging by the phases of development which clearly date to that time.



Figure 3.32: Woodward Farmhouse, showing 17th/early-18th century portion (top and bottom left) and later-18th/early-19th century façade (bottom right).

- 3.43 Unlike Cushpool House, Woodward Farm has its large late-18th/early-19th century threshing barn in situ, with very few later alterations visible other than the installation of a large lintel within the large door opening. Features of note include the door and window arches, the timber windows and doors and the diamond ventilators. A 19th century outbuilding also exists immediately to the rear of the house, with much of its historic character (including rainwater goods) intact.



Figure 3.33: 19th century outbuilding (left) and threshing barn (right) at Woodward Farm.

- 3.44 Adjacent to Woodward Farm is The Old Dovecote (grade II listed), which is now attached to a modern house although was originally part of Woodward Farm. The building is primarily red brick and dates to the late-18th century, although the Skerry plinth and projecting brick band at first floor level indicates an earlier phase, probably one of the buildings visible on the c1712 map.



Figure 3.34: Former dovecote to Woodward Farm, showing earlier Skerry plinth (bottom), surviving timber joinery (left) and recent alterations as part of conversion to living accommodation and garage (top right).

- 3.45 To the north, Ashlea shows evidence of early brickwork on the rear part of the house, in addition to sections of Skerry at plinth level, probably dating to the 17th or early-18th century. The remainder of the rear portions appears to be mid-18th century, with the façade added in the late-18th century.



Figure 3.35: Views of Ashlea, showing earlier phases to rear (bottom) and late-18th century façade (top).

- 3.46 The last of the phased farms on Plantation Road is Bowerhayes. This is the least ornate of the cluster of farmhouses, although the different periods of construction and alteration visible on the south side of the house are amongst the clearest examples of phased historic development within the Conservation Area (at least three distinct historic phases of brickwork are visible at the eastern end of the south elevation). On the east side of the house is a grade II listed Dovecote, which is similar in scale and construction to that at Woodward Farm, with a Skerry plinth and brick band at first floor level.



Figure 3.36: Bowerhayes as viewed from Plantation Road (top), showing distinct phases of brickwork including projecting brick band on south side (centre right) and listed dovecote with stone plinth in 1981 (bottom left) and present day (bottom right). Image source: Bassetlaw Museum, accessed 2013.

- 3.47 Away from the larger farms, other buildings which appear to have 17th century origins exist across the Conservation Area. The Old Hall, Flowerdale, Emmadale, The Nookin, The Green, The Mount, Manor Farm, Kiln Cottage and Blyth Cottage all contain features which are associated with a pre-18th century origin, such as a projecting first floor brick band, stone plinth, central chimney stack and a steeply-pitched roof.
- 3.48 Of those other 17th century buildings, only Norwood Cottage is listed. The building is a typical vernacular timber-framed cottage, remodelled in brick in the

18th century. It was, however, substantially rebuilt in the late-20th century, although does still contain an amount of 17th century fabric.



Figure 3.37: Norwood Cottage, as shown in c1915 (top left), in 1994 during reconstruction (top right), in present day (bottom left) and surviving 17th century timber in upper floor (bottom right). Image source: Bassetlaw Museum, accessed 2013.

- 3.49 The Old Hall on Low Street (reputedly a service building to a large house that existed close to the road frontage in the 17th and 18th century) also has the indications of a 17th century building. The string course, steep roof pitch, coped gables, off-centre chimney stack and off-centre windows all indicate a timber frame. The existing façade however is 18th century, although the windows and roof were replaced in the 20th century.



Figure 3.38: The Old Hall, Low Street.

3.50 In addition to those already shown, further examples of cottages/farmhouses with an apparent 17th century origin (as listed in paragraph 3.47 and shown on the c1712 map) are highlighted below.



Figure 3.39: Other buildings in East Markham Conservation Area with 17th century origins, including Emmadale (top left), Flowerdale (top right), Manor Farm (centre left), Kiln Cottage (centre right), Blyth Cottage (bottom left) and The Green (bottom right).

3.51 As already discussed, the late-18th/early-19th century period saw a range of development across the settlement, predominantly using the local red brick with clay pantile roofs. A mix of building styles and types exist, these being orientated either perpendicular or parallel to the road, usually rectangular in form with steep roof pitches, dentilated eaves, arched window/door openings, timber joinery and metal rainwater goods.

3.52 Most buildings constructed in the 18th and early-19th century (Georgian and Regency) period are either residential (villas, townhouses, farmhouses and cottages) or agricultural (including dovecotes, cart sheds, piggeries, stables and threshing barns). Buildings from this period are found throughout the Conservation Area and its setting. In terms of its 18th century houses, aside from those buildings which had been adaptations of (or additions to) earlier

structures discussed earlier, East Markham contains very few examples of larger houses constructed on virgin sites in the 18th century.

- 3.53 The Old Vicarage (grade II) is primarily 18th century, although is on the site of an earlier (probably 17th century) building and incorporates a small part of that earlier structure. The building was mostly rebuilt around 1760, with the main façade of that phases at the southern end. The façade contains two storeys of three bays with '8 over 8' vertical sashes. This building is currently undergoing extensive repairs.



Figure 3.40: Georgian portion of the former Vicarage, south elevation (left) and view of east elevation of building from c1920 (right). Image source: Bassetlaw Museum, accessed 2013.

- 3.54 The majority of 18th century houses are of a smaller scale than those discussed previously and can be found throughout the Conservation Area. The wealth brought following the turnpiking of the Great North Road (in 1725) and the Lincoln Road (in 1765) would have influenced the development of farms and cottages during this period. Whitehouse Farm on Church Street is one of the most prominent examples of such a site. The building was once a public house called the Greyhound Inn, although has been a farmhouse for at least a century. Yorkshire (horizontal sliding) sashes feature throughout, together with metal gutters on rise and fall brackets, a clay pantile roof and gable chimney stacks.



Figure 3.41: Views of Whitehouse Farm, Church Street.

- 3.55 Attached to the south east side of the house is an 1820s/30s former stable building, similar in construction to the coach house structure at East Markham Hall. Distinctive architectural features include the dentilated eaves, timber plank and brace doors with iron brackets set within recessed openings, diamond ventilators and door/window arches with alternating red and yellow bricks. This building was incorporated into the house in the late-20th century. A former open cart shed exists on the south side, although this is also now part of the main house.



Figure 3.42: Views of 19th century stable building at Whitehouse Farm, including alternating brick arch (bottom left) and diamond ventilator (bottom right).

- 3.56 The Rosary (grade II) on Church Street is of a similar scale to Whitehouse Farm. It appears that this building was originally part of a larger L-plan building, the earliest part of which would have sat towards the front of the plot, similar to Flowerdale and Emmadale. The present building would have effectively replaced that earlier house, the remains of which were demolished in the mid-20th century. The frontage is faced in alternating red and pink bricks in Flemish bond, with clay pantiles on the roof. The main chimney stack is off-centre, although a secondary stack exists on the opposite gable.



Figure 3.43: Frontage of The Rosary, Church Street.

- 3.57 Several of the 18th century houses are orientated perpendicular to the road (also discussed in the 'Layout and Plan Form' section), such as Northview, High

Street. Although much of the fenestration has been altered, this building is one of the most distinctive within the Conservation Area, due to the ornate dentilation at the eaves. Here, the dentilation comprises four projecting rows of bricks, laid in a Flemish pattern.



Figure 3.44: Views of Northview, High Street.

- 3.58 This type of dentilation is also seen on the opposite side of High Street at East Markham House. At that site, however, the dentilation comprises a row of projecting stretchers, above which is a row of headers with alternating projection, then a row of stretchers, then a row of bricks laid in a saw tooth pattern, finished with a layer of stretchers. This building also has an unusual lack of fenestration on the frontage (compared with the scale of the building).



Figure 3.45: Views of East Markham House, High Street.

- 3.59 Wayside Cottage (also on High Street) has a similar appearance to East Markham House, although has much simpler dentilation. This building is notable for the position of its central windows, which are higher than those either side.



Figure 3.46: Views of Wayside Cottage, High Street.

- 3.60 East Markham contains a number of 18th century buildings which have undergone later alterations. Ivy House on High Street is perhaps the clearest example, with the earlier house visible on each gable with tumbling-in detailing (rare in East Markham, only seen here and at Haycorns on Farm Lane), enclosed by the 19th century additions. Again, the use of a Flemish bond for the frontage is seen, with English garden wall bond elsewhere.



Figure 3.47: Ivy House, High Street, with distinctive tumbling-in detail of original 18th century house (right).

- 3.61 Wood-Dene House on Church Street, originally a two storey house, has a different type of alteration than that seen at Ivy House. Here, a third storey was added to the top of the building and window bays were added on the ground floor, probably in the early-19th century.



Figure 3.48: Views of Wood-Dene House, Church Street, with image on right showing change in brickwork demarking upper storey addition.

- 3.62 A common 19th century alteration found in the village is the addition of a new façade. Buildings such as Holly House (High Street) and The Old England (Farm Lane) both feature mid-19th century frontages, although the original buildings are clearly 18th century. Holly House also has a number of outbuildings which date to the 18th century.



Figure 3.49: Views of Holly House, with join clearly visible on west elevation (right).

- 3.63 The 19th century alterations to The Old England, which at that time was a public house, included the creation of an underground tunnel linking the building with the brewery building adjacent. The front of the house contains timber '2 over 2' sashes on the ground floor and Yorkshire sliders on the first floor. The adjacent brewery building has several phases, the oldest of which appear to be at the western end. The central portion contains the 19th century brewery, with many of the internal fixtures still in situ.



Figure 3.50: Views of The Old England (right) including the join in the brickwork clearly visible on the east elevation (bottom right); Views of the former brewery building adjacent to the house (left), including connecting tunnel between the two buildings (bottom left).

- 3.64 The Conservation Area contains various agricultural buildings dating to the 18th century. Other than those attached to earlier sites (discussed previously), a substantial number can be identified dating to this period. One of the more prominent 18th century agricultural ranges is on Church Street at Manor Farm. The site contains two rows of buildings adjacent the road, both of red brick with pantile roofs. The westernmost building, Manor Farm Barn, comprises part of an 18th century range, although with an early-19th century threshing barn inserted into the centre (replacing part of the earlier structure). The threshing barn features diamond ventilators (seen elsewhere in the village) and the more uncommon wheat sheaf pattern ventilators (two opposing equilateral triangles).



Figure 3.51: Manor Farm Barn, Church Street.

- 3.65 East of Manor Farm Barn is a further 18th century barn, now a dwelling (Oak Barn). The building has a typical rectangular plan form with a two storey hipped roof element, with single storey elements either side. The single storey additions are 19th century and are both set onto Skerry plinths approximately a metre high, possibly the remains of the building shown on the 1712 map.



Figure 3.52: Views of Oak Barn, Church Street.

- 3.66 The Old Bakehouse on High Street also dates to the 18th century and appears to have originally been an agricultural building, notably with a dovecote in the upper floor (the brick ledges and flight holes are visible on the east elevation). The building was converted to a commercial unit (bakery) in the mid/late-19th century and the timber shopfront dates to that period. The dentilated eaves are similar to those adjacent at Northview and opposite at East Markham House.



Figure 3.53: The Old Bakehouse, High Street, including the dovecote ledges on the east gable.

- 3.67 Of the village's commercial and public buildings, the Crown Inn is one of the few to survive in the same use. Originally constructed in the 18th century, this building was extended eastwards in the 19th century (probably around the time Dunham Bridge opened in 1830 and traffic on the route increased) and the ground floor windows were enlarged. Although the windows have been altered, the openings are consistent with the appearance of the building in the early-20th century. Sadly, one of the doors on the frontage and both of the chimney stacks have been lost. To the rear of the adjacent car park is an early-19th century threshing barn. Most of the openings on the frontage have been in-filled, although the brick arches are still visible and features elsewhere on the building (such as the diamond ventilators) and the dentilated eaves have survived.



Figure 3.54: Views of the Crown Inn from c1920 and present day (top) and of the former threshing barn adjacent (bottom). Image source: Bassetlaw Museum, accessed 213.

- 3.68 As indicated previously, the early-19th century saw a period of growth for East Markham, particularly due to the increase in travel between Lincoln and Markham Moor after the enclosure of the commons in 1816 and especially after the completion of Dunham Bridge in 1830. Both these events influenced the expansion of the village with new residential, agricultural, commercial and public buildings being constructed (in addition to those earlier buildings being enlarged or altered). This expansion, however, generally took the form of the infilling of spaces between existing buildings (such as orchards or smaller fields), rather than extensions of the village into the open countryside. The majority of this infilling appears to have taken place along High Street. The 19th century also saw an almost universal use of Flemish bond on the façades of all buildings.
- 3.69 Springfield House is one of the largest houses from the early-19th century, with a similar scale and appearance to those large farmhouses that had been built on the site of existing farms, especially on Plantation Road (discussed earlier). The building is typical of the Regency period, with two and a half storeys, window openings in diminishing scale, gable-end chimney stacks, a pantile roof and a feature half-round first floor window, typical of the later Regency period.



Figure 3.55: The frontage of Springfield House, Church Street.

- 3.70 York House (grade II listed) on York Street is on the site of an earlier (17th century) building, although appears to have been largely rebuilt in the early-19th century (elements of the earlier structure survive internally). It has a similar appearance and scale to Springfield House and Cushpool House, with a two and a half-storey façade with timber sashes, although has a false opening at first floor level (similar to Woodward Farmhouse). The rear projection has brick coursing that matches the façade, although contains earlier fabric internally. Flemish bond is used on the frontage with English Garden wall bond used on the sides and rear, this pattern being typical on 18th and 19th century buildings of this type. Next to York House is a large barn (converted) also dating to the early-19th century, although most openings have been altered.



Figure 3.56: Views of York House (top) and Stable Cottage (bottom), York Street.

- 3.71 Postleigh is one of the most focal buildings on High Street, with a notable late-19th century shopfront, sash windows with margin lights and impressive door surround. The building was originally a pair of townhouses, although the right-hand unit was converted to a shop and post office in the later part of the 19th century. Indeed, the George VI wall box (by W.T. Allen & Co, London, dating to 1937-1952) is still in situ on the west elevation. Unfortunately the upper portions of the chimney stacks and the eaves brackets were lost in the 20th century.



Figure 3.57: Views of Postleigh, High Street, including from c1910 (top left). Image source: Bassetlaw Museum, accessed 2013.

- 3.72 Of those early/mid-19th century buildings of a smaller scale, London House on Beckland Hill is one of the most noticeable. This has the same Regency-style windows to Postleigh (timber sashes with margin lights) although was converted to a shop in the later part of the 19th century. The shopfront was then removed and a smaller window was reinstated in the late-20th century.



Figure 3.58: London House, Beckland Hill, as seen in c1920 (left) and present day (right). Image source: Bassetlaw Museum, accessed 2013.

- 3.73 London House has one of the best examples of the dentilated verge architectural feature which is found on several buildings of this period within the Conservation Area. This feature, of which there are several styles, is found on all types of building including commercial, public, residential and agricultural.

The verge at London House comprises a row of sawtooth brickwork with rows of stretchers either side. Cobweb Cottage on High Street contains an alternative type, with standard dentilation rather than sawtooth.



Figure 3.59: Dentilated verges, as seen at London House (left) and Cobweb Cottage (right).

- 3.74 The dentilated verge feature is also found at 11-12 Farm Lane, again early/mid-19th century, although on this building yellow and blue/engineering bricks are used to highlight the verge further. This palette is also used on the distinctive first floor band. The building is also notable for its tripartite casement windows on the frontage.



Figure 3.60: Views of 11-12 Farm Lane, with distinctive first floor band.

- 3.75 Of the smaller scale houses, Glencoe on High Street is one of the most impressive. The façade is similar to that at High Street Farm (see page 62) although is more decorative, with '2 over 2' sashes and a mid-19th century central porch. The porch contains a decorative cornice with brackets which add greatly to the significance of the building.



Figure 3.61: Views of Glencoe, High Street.

- 3.76 The majority of historic agricultural buildings within the Conservation Area date to the early-19th century. Most are built in the same distinctive orange-red coloured brick (probably from the two local brickworks on High Street and Beckland Hill), slightly lighter in appearance than that used on some of the larger houses. Nearly all of these buildings also share the same range of

architectural features. Many of the building of this period and type have been discussed previously as they are part of earlier sites. One of the best examples of an early-19th century agricultural site is High Street Farm.

- 3.77 At High Street Farm, a number of buildings are set around a courtyard, including a threshing barn, a granary, a stables/kennels and a farmhouse. All the barns have a similar appearance and construction, with arched openings, pantiled hipped roofs, brick ventilators and dentilated eaves. The ventilators on the threshing barn consist of both diamond and wheat sheaf types. A number of the doorways are also set within recessed brick openings, a common feature on agricultural/equine buildings of this period. The farmhouse is typical of this period, with a symmetrical façade with few embellishments.



Figure 3.62: Views of High Street Farm, including farmhouse (top left), former stables (top right) and former threshing barn (bottom).

- 3.78 Other notable buildings from the period include Church Farm on Church Street. This group of buildings is prominently sited, being located opposite the church of St John the Baptist. Most notable is the mid-19th century former stables on the east side, with distinctive diapering brickwork on the south elevation, a Victorian style which sought a revival of Tudor diapering brickwork. Also found on this building is a dentilated verge, although being later in date, the dentilation here is much less ornate than on those sites discussed previously.



Figure 3.63: Views of Church Farm, Church Street.

- 3.79 One of the most prominent groups of buildings of this period is Harold House Farm and Hill Top Farm on the south side of High Street (directly off the A57). Both farms are red brick with pantile roofs and have significant outbuildings with a high degree of preservation of historic architectural features.



Figure 3.64: Harold House Farm (left) and Hill Top Farm (right) on High Street (off the A57).

- 3.80 The maltings building at Harold House Farm on High Street is the most significant industrial building within the Conservation Area. Externally, the majority of its original features survive on the front and sides, including the ventilation openings, timber joinery, metalwork and brick detailing. On the rear is a later-19th century extension and on the front is an early-20th century flight of steps.



Figure 3.65: Views of early-19th century maltings building at Harold House Farm, High Street.

- 3.81 The significance of this site to the locality is in part due to the historic importance of the hops and malting industry in the East Markham/Tuxford area during the 17th, 18th and 19th centuries. North Nottinghamshire was, during this period, one of the main hop-producing areas in the country. This is primarily due to the heavy loamy clay soils of the Keuper Marl, which are well suited to the growth of course hops. The local clay is also suited to brick production, with various former brickworks visible on historic maps throughout the East Markham area. One such site was to the south of Hill Top farm (demolished in the mid-20th century).
- 3.82 Hill Top Farm, also early-19th century, has a similar construction to Harold House Farm, with red brick with pantile roofs. The farm includes a large 2 storey barn and stables immediately to the west of the farmhouse, which is typical of the period and locality. Key features include the recessed brick arches, timber joinery, hipped pantile roof and use of false openings to achieve symmetry.



Figure 3.66: Views of large barn at Hill Top Farm, High Street.

- 3.83 Given the large areas of orchards around this farm (visible on historic maps and some still surviving to the south), fruit growing is likely to have been the focus of much of this farm's efforts during the 19th century. Orchards covered much of the surrounding area until the mid-20th century, again, ideally suited to the loamy clay soils of the Keuper Marl.



Map 42: Extract from 1886 O.S. Map, showing orchards around Hill Top Farm.

- 3.84 Aside from residential and agricultural buildings, East Markham also contains several early/mid-19th century buildings constructed for public and commercial uses. The first Wesleyan Methodist Chapel to be built in the village is located on Low Street, constructed in 1822. The building has very few decorative elements, this plain appearance being typical of early Methodist village chapels. There are, however, dentilated eaves and verges, in addition to a date stone above the door (which commemorates the conversion of the chapel into a school in 1897). Sadly the original window openings were in-filled and new windows inserted below when the building was converted to a house in the 20th century.



Figure 3.67: Former Wesleyan Methodist Chapel (and later the Methodist School), Low Street.

- 3.85 The Queens Hotel on High Street dates to the mid-19th century, the building almost certainly being erected shortly before or after the completion of Dunham Bridge in 1830. The façade still retains its original brick arches, although with later replacement windows. The pyramidal roof and tall eastern chimney stack also survive, although the corresponding chimney has been lost. Adjacent to the main building is a former stable building which appears to be early-19th century and thus predates the public house (the architectural details also suggests this, the dentilated verges and eaves being diagnostic).



Figure 3.68: Views of the Queens Hotel, High Street, from c1920 (left) and present day (right). Image source: Bassetlaw Museum, accessed 2013.

- 3.86 The last of the public buildings from the early-mid-19th century period is the former school on Church Street (now a residence called Fairfield). Built in 1842, the former school has many similarities with buildings discussed previously such as London House (Beckland Hill), the former stable at Church Farm (Church Street) and the former Wesleyan Chapel (Low Street). Like the former chapel, the former school is only single storey and contains dentilated eaves and verges (sawtooth type). The front porch also appears to be original and has a stone-coped parapet on the front with decorative finial above.



Figure 3.69: Views of former village school (now Fairfield) on Church Street, including from 1914 (top left) and present day. Image source: Bassetlaw Museum, accessed 2013.

- 3.87 The above school was replaced in 1878 by a building on Askham Road, in a style of architecture not previously seen in East Markham, that of Gothic Revival. This architectural style became popular during the Victorian period, particularly for public buildings such as schools and churches. The replacement school, begun in February 1877 and opened in January 1878, was designed by the noted Nottingham architect Robert Clarke & Son (see date stone on page 67) and is grade II listed.



Figure 3.70: View of East Markham Primary School, Askham Road.

- 3.88 The school has a number of embellishments characteristic of the Gothic Revival architectural style. Significant features include the elaborate window tracery (including the circular openings on the side gables), the steeply-pitched roof

with cowl ventilators, the pointed-arched openings on the frontage, the bell on the frontage and the stone-coped gables with cross-finials. Immediately south of the school is the schoolhouse, which is of the same date and architectural style as the school.



Figure 3.71: Views of East Markham Primary School including circular gable window with elaborate tracery (top left), ventilator cowl (top right), date stone (bottom left) and adjacent school house (bottom right).

- 3.89 The replacement Wesleyan Methodist Chapel on High Street (now in use by a spa business) was completed in 1893 and also has a number of Gothic Revival features. The pointed arches and deeply-recessed windows and doors are characteristic of this style. This, however, contrasts with the elements of neo-classical design such as the open-pediment atop the porch and front gable.



Figure 3.72: Former Wesleyan Methodist Chapel, High Street.

- 3.90 Domestic architecture of this period is less ornate and Gothic Revival is not common. One outstanding example is Cleveland View on High Street (built in 1878), which has a similar appearance to manses (the Methodist version of a vicarage or rectory) found elsewhere in the district. The Gothic features include a pointed arch above the doorway, a trefoil (circular opening with 3-pointed tracery) and cross-finials on both dormer windows. Other decorative elements

include the sawtooth-moulded window lintels, the ground floor windows bays and the Minton-tiled porch floor.



Figure 3.73: *Cleveland View, High Street.*

- 3.91 The majority of residences constructed in the mid/late-19th century period were much less ornate than Cleveland View. Houses such as Southwinds (on High Street) illustrate the more common style in the village at the time, with a more-Neo-Classical influence over its design although using some of the mass-produced materials of the time (such as the stone window lintels).



Figure 3.74: *View of Southwinds, High Street.*

- 3.92 In terms of its early-20th century residential architecture, there are relatively few buildings of this period within the village. Of this era, Highcroft (High Street) and

Melrose (Old Hall Lane) are the best examples, both being regarded as having a positive impact on the character of the Conservation Area.

- 3.93 Highcroft (on High Street, adjacent to the Queens Hotel) was built in 1915 and is a typical early-20th century villa, built of red brick with stone detailing. The building has timber sash windows throughout (including the original sashes in the ground floor bays).



Figure 3.75: Views of Highcroft, High Street.

- 3.94 Of the 1920s buildings, Melrose (built 1925) on Old Hall Lane is arguably the most characterful, featuring mock-Tudor timber work on the front gable, timber bargeboards, a tall brick chimney stack with sawtooth dentilation and roof finials. The façade also retains its original part-leded casement windows and door surround.



Figure 3.76: Views of Melrose, Old Hall Lane.

- 3.95 From the 1920s onwards, developments within the Conservation Area mostly comprised speculative infilling of open spaces (particularly bungalows) and local authority social housing schemes. Large bungalows were concentrated on the main thoroughfares of High Street and Plantation Road, whilst the majority of local authority housing was built on a new estate to the east of Plantation Road (outside of the present Conservation Area boundary) with only a small amount within the Conservation Area (on Low Street/Old Hall Lane).



Figure 3.77: 1950s housing in East Markham Conservation Area, including bungalows on Plantation Road (left and centre) and local authority housing on Low Street (right).

- 3.96 Outside of the Conservation Area boundary, a number of buildings contribute to the setting of East Markham Conservation Area. This setting includes several buildings on Priestgate including the grade II listed Windmill, 19th century buildings around the western end of Mark Lane and the 1960s Scandinavian-style bungalows on York Street.



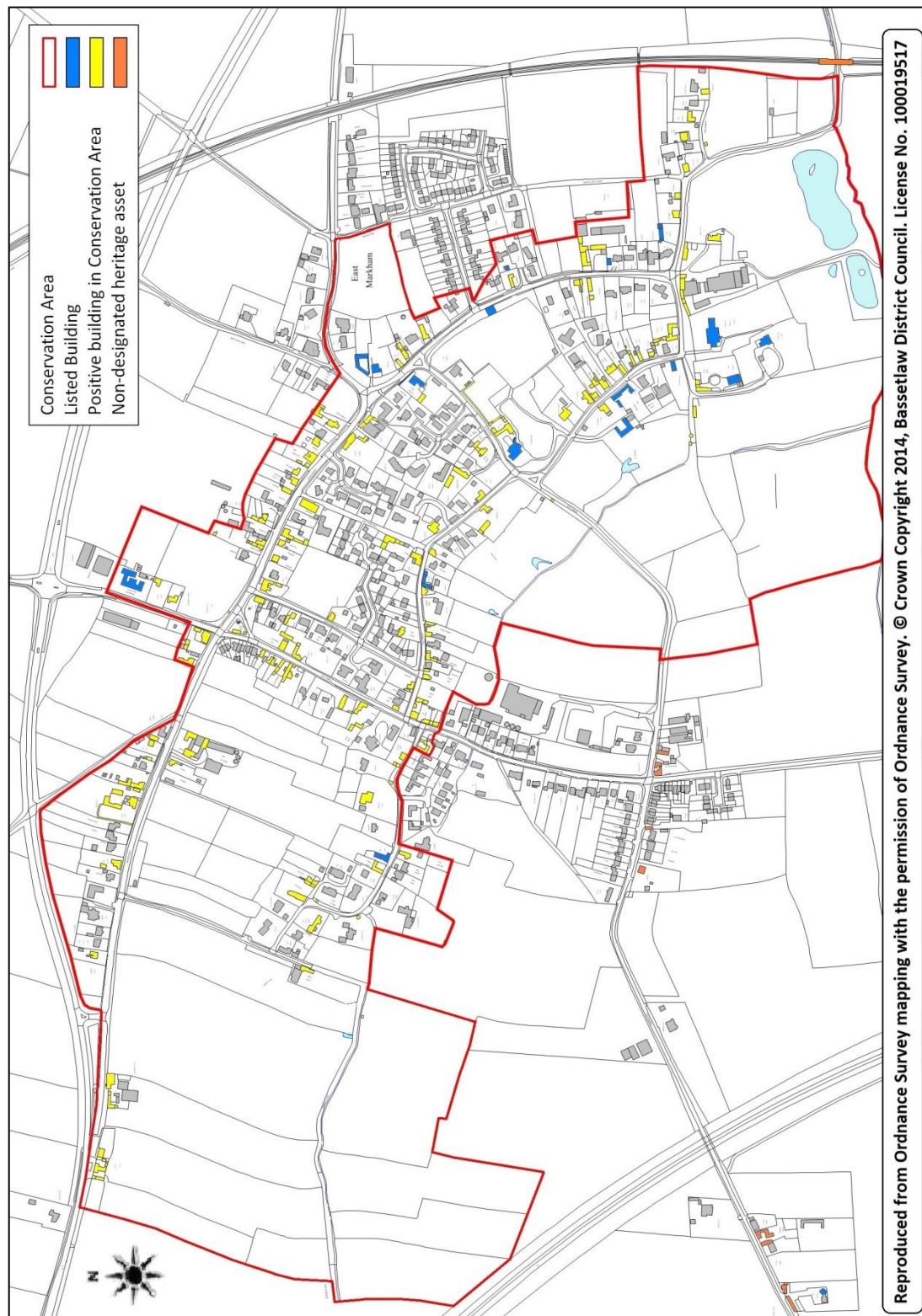
Figure 3.78: Views of buildings within the setting of East Markham Conservation Area, showing the Windmill on Priestgate (left) and 1960s dwellings on York Street (right).

EM2 East Markham Conservation Area – Character appraisal

Architecture, buildings and materials – Summary of special interest:

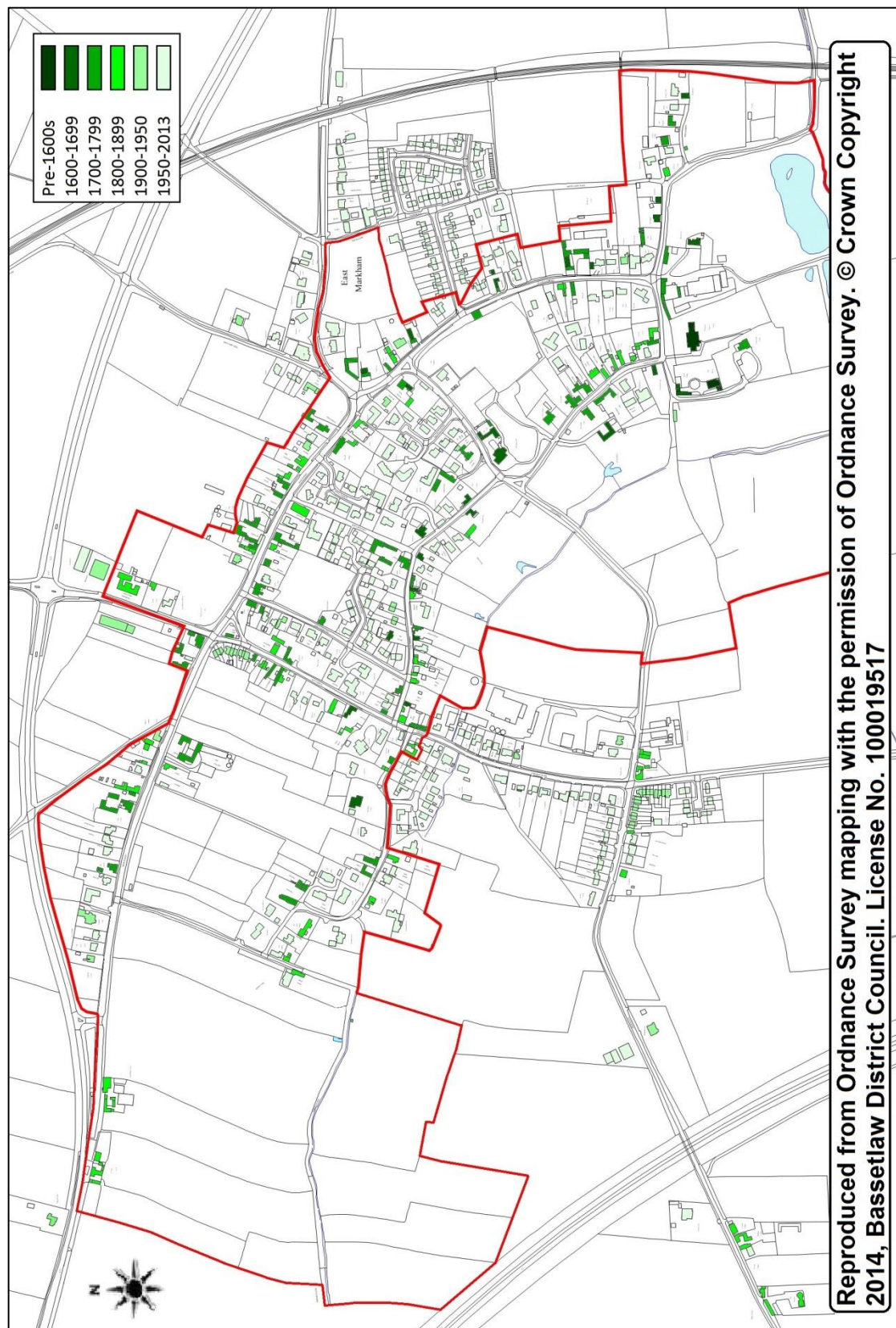
- Along with its listed buildings, East Markham Conservation Area contains numerous unlisted buildings and structures that contribute positively to the special interest of the Conservation Area – these are regarded as ‘positive buildings’. Outside of the Conservation Area, a range of unlisted buildings have been identified as ‘non-designated heritage assets’, where they conform to the Council’s adopted criteria. All these buildings are marked out on map 43.
- Buildings are generally two, two and a half or three storeys and are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick chimneys (with brick/stone detailing).
- East Markham has a number of timber-framed buildings dating to the mid-17th century. The majority of these are constructed on top of a Skerry sandstone plinth and were remodelled/refronted with red brick in the 18th century. Banding at first floor level also indicates the position of the upper floor joists.
- Facing materials for buildings are predominantly red brick, with the most common brick bonds being Flemish (especially for the façades), Flemish stretcher and English garden wall. A painted stucco finish can also be found.
- Roof materials are primarily non-interlocking natural clay pantiles, although natural slates are used on the largest 18th century buildings and 19th/early-20th century buildings and plain clay tiles also used on early 20th century buildings.
- Period architectural features such as window arches/cills, door surrounds, hood moulds, brick string courses, timber joinery, brick chimney stacks with clay pots, saw tooth/dentil coursing, stone/timber cornices and timber shopfronts all form an essential part of the special interest of the Conservation Area.
- Street elevations are well fenestrated and often retain historic timber-framed windows and timber doors.
- Given its scale, historic associations and architectural and historic interest, the Parish Church of St John the Baptist (and its wider setting) deserves special consideration when affected by planning proposals.

Map 43: East Markham – Buildings



Disclaimer: The identification of positive buildings/heritage assets (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of sites identified may change at a later date. The most significant walls have also been identified, although further boundary features may also be significant (many of these are shown on map 47 and discussed in detail in the landscapes/public realm section). The absence of any building/structure on 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. 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.

Map 44: East Markham – Historic building phases



Disclaimer: The above map is indicative only, based on surveys undertaken in 2013 primarily looking at the exteriors of buildings, in conjunction with historic map evidence and historic text references. Further research may reveal dates contrary to that shown above.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.97 Other than its buildings, the East Markham Conservation Area also contains a wide range of landscape/public realm features which add greatly to its special interest, including its open spaces, mature trees, walls, railings, communications infrastructure and commemorative monuments. These significant landscape/public realm features are discussed in this section and are highlighted on map 47.
- 3.98 One of the oldest public realm features in the village are the Skerry sandstone walls which appear to date between the 17th and early-19th centuries. These are found across the whole Conservation Area but the most prominent examples are along Plantation Road, Church Street and Farm Lane.



Figure 3.79: Skerry Sandstone walls at Farm Lane (top), Plantation Road (bottom left) and Church Street (bottom right).

- 3.99 The village Pinfold (grade II listed) on Plantation Road, erected in the late-18th century, is also built of the local Skerry. The Pinfold measures around 12 metres by 10 metres and the walls are approximately 1 metre high.



Figure 3.80: Views of the village Pinfold, Plantation Road.

- 3.100 Aside from the stone walls, the Conservation Area also has a number of significant brick-built walls. One of the most prominent is the early-19th century kitchen garden wall at East Markham Hall along Hall Lane. The wall is constructed in Dearne's bond, similar to English bond but with the stretchers laid on end. Dearne's bond became popular in the early-19th century, particularly in association with kitchen garden walls, although may also be found on buildings (such as the early-19th century first floor extension on East Markham Hall – see page 41). The same walling is repeated on Church Street around the curtilage of Kirke's Orchard (adjacent to East Markham Hall and formerly in the same ownership).



Figure 3.81: Dearne's bond walls at East Markham Hall on Hall Lane (top) and Kirke's Orchard on Church Street (bottom left).

- 3.101 Holly House on High Street also has a kitchen garden wall, although is of a more common style. The wall is U-shaped, with the curve at the northern end. Much of the wall would have been used for the growing of fruit trees, with several of the iron pegs still in situ on the wall. A small folly exists at the northern end of the wall, constructed in the early-20th century.



Figure 3.82: Early-19th century kitchen garden wall at Holly House, High Street.

- 3.102 Brick boundary walls from the 18th, 19th and early-20th century can be found throughout the Conservation Area. Of these, the wall around Cushpool House is one of the most significant, dating to the 19th century and being grade II

listed. The wall is primarily rendered and painted and has decorative iron railings on top (with fleur-de-lis finials) with a similarly-decorated iron gate affording access to the house. The wall terminates in brick piers with ashlar mouldings. Attached to the southern end of the wall is further walling faced in Flemish bond.



Figure 3.83: Brick walls with iron railings/gate at Cushpool House, Plantation Road.

- 3.103 Other walls of note include a number of part brick and part Skerry walls which are found throughout the Conservation Area. In some cases, these relate to earlier buildings. The most substantial walls of this type are found on Church Street.



Figure 3.84: Part brick and part Skerry walls on Church Street.

- 3.104 The brick wall and stone gate pillars at East Markham Primary School are also of significance. The wall is rendered, although the tile copings remain in situ and the stone detailing on the piers is intact.



Figure 3.85: Boundary wall at East Markham Primary School, Askham Road.

- 3.105 A number of gate styles exist within the Conservation Area, utilising both metal and timber. Five bar type gates are common, especially on High Street and Church Street. Several styles of metal gates are present (sometimes with corresponding railings), such as the estate-type to the rear of the church or the ornate iron gates and railings at Cleveland View on High Street.



Figure 3.86: Iron gates at the rear of the churchyard (left) and at Cleveland View on High Street (right).

- 3.106 To the front of the churchyard off Church Street is the main entrance gateway, comprising a pair of iron gates below an iron archway with central lantern. The present gateway is of a similar scale to the 19th century gateway, although is slightly wider than previously, has a less ornate lantern and now has iron gates rather than timber.



Figure 3.87: Gateway into churchyard from c1920 (left) and present day (right). Image source: www.picturethepast.org.uk, accessed 2013.

- 3.107 Within the East Markham Conservation Area are a number of structures in the public realm which add greatly to the character and appearance of the Conservation Area. The most prominent of these structures is the grade II listed War Memorial on High Street, unveiled 21st September 1920, made by Sharpe and Hoggard (of Retford) and paid for by Henry Cowlshaw Esq, a local landowner and farmer. The memorial is primarily of polished pink granite, set onto a stone plinth of four steps. The memorial is of the broken column type, the column top broken deliberately (to signify the lives lost) and rests on the corner of the lowest step.



Figure 3.88: Views of War Memorial on High Street.

- 3.108 Opposite the War Memorial is a K6 telephone box, which was designed by Sir Giles Gilbert Scott in 1935. The box has a shallow domed roof, margin glazing and crowns on the top panels.



Figure 3.89: Views of K6 Telephone Kiosk, High Street.

- 3.109 Also in the vicinity is the King George VI wall box situated in the west side of Postleigh (facing Old Hall Lane). The wall box dates to 1937-1952 and has the inscription "W.T. Allen & Co. London". Interestingly, whilst W.T. Allen & Co

supplied the boxes, it is likely that the casting was made for them by the James Maude Sherwood Foundry of Mansfield. This wall box is the most common size known as a type B (with type A being the largest and Type C being the smallest).



Figure 3.90: Type B King George VI wall box at Postleigh, High Street (wall box facing onto Old Hall Lane).

- 3.110 Other significant structures include the four village water pump sites, two being located on York Street, one on Mark Lane the other off Church Street. All four sites were restored in 2000, with the larger York Street structure and the Mark Lane structure being the most substantial. Adjacent to the Church Street structure is a cast iron Victorian sewer vent pipe, also significant.



Figure 3.91: Water pump sites at York Street (top), Mark Lane (bottom left) and Church Street (bottom centre), with sewer vent pipe also on Church Street (right).

- 3.111 Aside from the structures, East Markham Conservation Area contains various open spaces which contribute to the area's significance and to the setting of the historic buildings. These open spaces include the churchyard, The Green, a number of roadside verges, historic landscaped gardens, orchards and other areas of open space with archaeological interest.
- 3.112 The most notable open spaces within the Conservation Area are the churchyard at the Church of St John the Baptist and The Green at the corner of Low Street and Hall Lane. At the churchyard, along with the historic

boundary treatments (brick and stone walls and estate-type fencing), there are a wide range of significant monuments from the 18th, 19th and 20th centuries of various styles.



Figure 3.92: Stone and brick boundary walls (top) and 18th, 19th and 20th century monuments and gravestones at the Church of St John the Baptist.

- 3.113 The Green comprises a near-rectangular grassed mound at the corner of Hall Lane and Low Street. The area is approximately 35 metres long (along Low Street) and 25 metres wide (along Hall Lane). The area has been open space since at least the early-18th century, as it is shown on the 1712 map. However, local historical texts suggest that this open space was used as the site for a mass grave (or 'plague pit') for the 115 plague victims in 1609.



Figure 3.93: The Green, at the junction of Low Street and Hall Lane.

- 3.114 To the north of the churchyard along this stretch of Church Street is a series of wide grassed verges which add greatly to the setting of the church and to other significant buildings and structures (especially the brick and stone walls). Documentary evidence also suggests that this may have been the site of East Markham's market place (although this cannot be confirmed).



Figure 3.94: Grass verges on Church Street, to the north of the Church of St John the Baptist.

- 3.115 Grass verges, often with traditional stone kerbs, are found throughout the Conservation Area and on certain thoroughfares, such as Plantation Road, Church Street and York Street. They provide one of the key elements to local character and to the setting of adjacent historic buildings, both listed and unlisted.



Figure 3.95: Grass verges on Plantation Road (top and bottom left) and on Church Street/Mark Lane (bottom right).

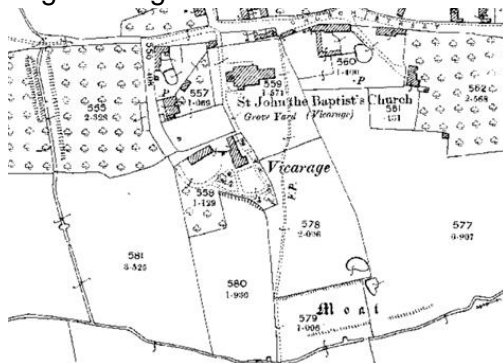
- 3.116 Aside from the churchyard, The Green and the various verges, the Conservation Area contains a range of open spaces with archaeological and/or historic interest. The most significant of these is probably the open space to the north/west and south/east sides of Mark Lane, which contains large ditch-like features of archaeological interest. The L-shaped ditch feature to the north/west of Mark Lane appears on the 1712 and 1816 maps as part of the road network at those times (with the 1816 map also showing the present course of the road bypassing the old route). However, it is unclear as to whether the ditch feature was constructed as a road or whether it relates to an earlier phase of occupation, possibly being a defensive feature or a means of land division. On the opposite side of Mark Lane, further ditches appear to be contiguous with that on the north/west side and are similar in scale and form. Most of these ditches (shown on map 5, page 14) are visible from public

vantage points along Mark Lane, Low Street, Hall Lane and from the various public footpaths in the vicinity.



Figure 3.96: Ditch features off Mark Lane, with site to north/west as viewed from Low Street (top) and site to south/east (bottom).

- 3.117 A possible moat (or at least a much larger ditch) also exists to the south and south west of the church and manor site. The date of this feature is not known and it is unclear as to whether there is any relationship between this site and the ditches visible off Mark Lane. In addition, very little of the church/manor moat/ditch is now visible due in part to much of the area to the south of the Old Vicarage being covered in vegetation and also due to the excavation of large fishing lakes to the south of the church.



Map 45 (left): Extract from 1898-1899 O.S. Map, showing surveyed remains of moat. reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2013, Bassetlaw District Council. License No. 100019517.



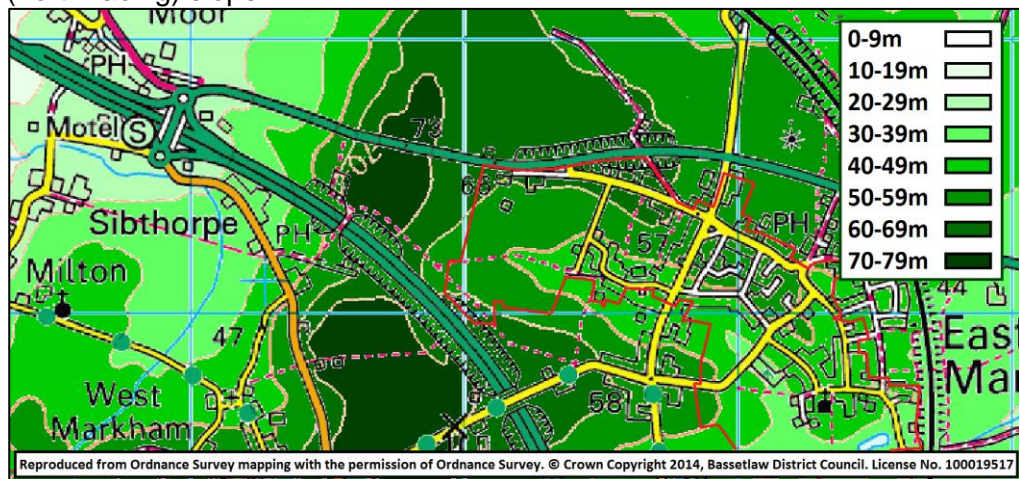
Figure 3.97 (right): Visible remains of moat/large ditch feature within area of open space to south/south west of church and manor site (field 580 on the historic map).

- 3.118 The largest area of open space within the Conservation Area is at the western end of the village to the south of High Street and off Harold Lane. This area comprises a number of fields enclosed in the early-19th century but retain earlier (likely medieval) boundaries. The curved ends to these fields give a good indication of the age of the landscape (the curves relate to the continuous wide turning of animal-drawn ploughs). The hedge lines would have been planted as part of the enclosure in the early-19th century, although utilising the earlier boundaries.



Figure 3.98: View of open space to south of High Street.

- 3.119 This whole area of open space is very prominent partly due to the land form, which comprises a shallow valley within the centre of which flows a small watercourse (alongside Harold Lane). High Street is situated along the top of the northern (south-facing) slope and Priestgate runs atop the southern (north-facing) slope.



Map 46: Contour map showing valley between High Street and Priestgate, using Ordnance Survey contours, accessed 2014.

- 3.120 Some areas of ridge and furrow also survive within this area of open space. The best preserved ridge and furrow is in the area to the south of Harold Lane on the north-facing slope of the valley. This area is visible along much of Harold Lane and from parts of High Street.



Figure 3.99: View of ridge and furrow area to south of Harold Lane.

- 3.121 'Ridge and Furrow' is the term given to the remains of historic (usually medieval) ploughing, which comprises patterns of ridges and troughs stretching across a field. Often these remains have been ploughed out by mechanical ploughs from the late-19th century onwards. Survival is therefore rare and in the context of historic settlements, contributes greatly to their settings.

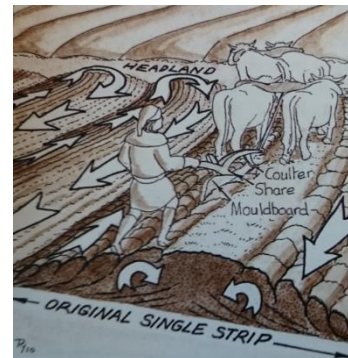


Figure 3.100: Sketch showing ridge and furrow ploughing. Image source: *The English Village Explained* (Yorke, T, 2011).

- 3.122 A number of other open spaces within the Conservation Area also have remains of ridge and furrow ploughing. The open space either side of Mark Lane (to the south of Low Street and Church Street) contains evidence of ridge and furrow, although large areas have been eroded by ploughing and weathering.



Figure 3.101: Remains of ridge and furrow ploughing to south of Low Street.

- 3.123 The open space to the south of Lincoln Road also has an area of ridge and furrow in the southern half of the field. The site as a whole has the appearance of semi-natural parkland (similar in character to that around East Markham Hall) and has a row of four specimen trees through the centre, in addition to other large trees around the perimeter. In addition, the north west corner of the site has a number of mounds and pits, probably the remains of historic quarrying of the local Skerry Sandstone.



Figure 3.102: View of open space to south of Lincoln Road, including overhead image (left). Image source: Bing Maps, accessed 2014.

- 3.124 As discussed in the historic development section, much of the open space within and around East Markham had been covered in fruit trees throughout the 18th and 19th centuries. Only a handful of these sites remain intact (such as at East Markham Hall or off High Street), although isolated fruit trees can still be found across the Conservation Area.



Figure 3.103: Surviving orchard at East Markham Hall (left) and remains of orchard to rear of South Winds, High Street (right).

- 3.125 Aside from the fruit trees, the East Markham Conservation Area contains a wide variety of significant trees, including those covered by Tree Preservation Orders. Many of these significant trees are in groups, whilst many other specimens sit in isolation.



Figure 3.104: Aerial view of East Markham showing tree coverage. Image source: East Markham Parish Council, accessed 2013.

- 3.126 Of the groups of trees, those around the church/manor site, East Markham Hall/Plantation Road and south/east of Mark Lane are the most significant, given their historic setting and scale.



Figure 3.105: Significant trees around the Church of St John the Baptist (top), East Markham Hall/Plantation Road (bottom left) and south/east of Mark Lane (bottom right).

- 3.127 The village contains many specimen trees of a wide variety, fronting the main routes, set back behind buildings and within/at the edge of areas of open space. The Copper Beech tree on High Street, the Scots Pine at East Markham Hall and the Yew on Plantation Road are amongst the most prominent individual specimen trees within the Conservation Area.



Figure 3.106: Yew tree at Plantation Road (left), Copper Beech at High Street (centre) and Scots Pine at East Markham Hall (right).

- 3.128 Hedges also form an important element of the landscape and character of the East Markham Conservation Area. Roadside hedges (usually Hawthorn), often dating to the Enclosure period (c1816), exist throughout the Conservation Area. The majority of historic field boundaries are also formed by Hawthorn hedges, again often dating to the 19th century (see images of lane to the south of High Street discussed previously).



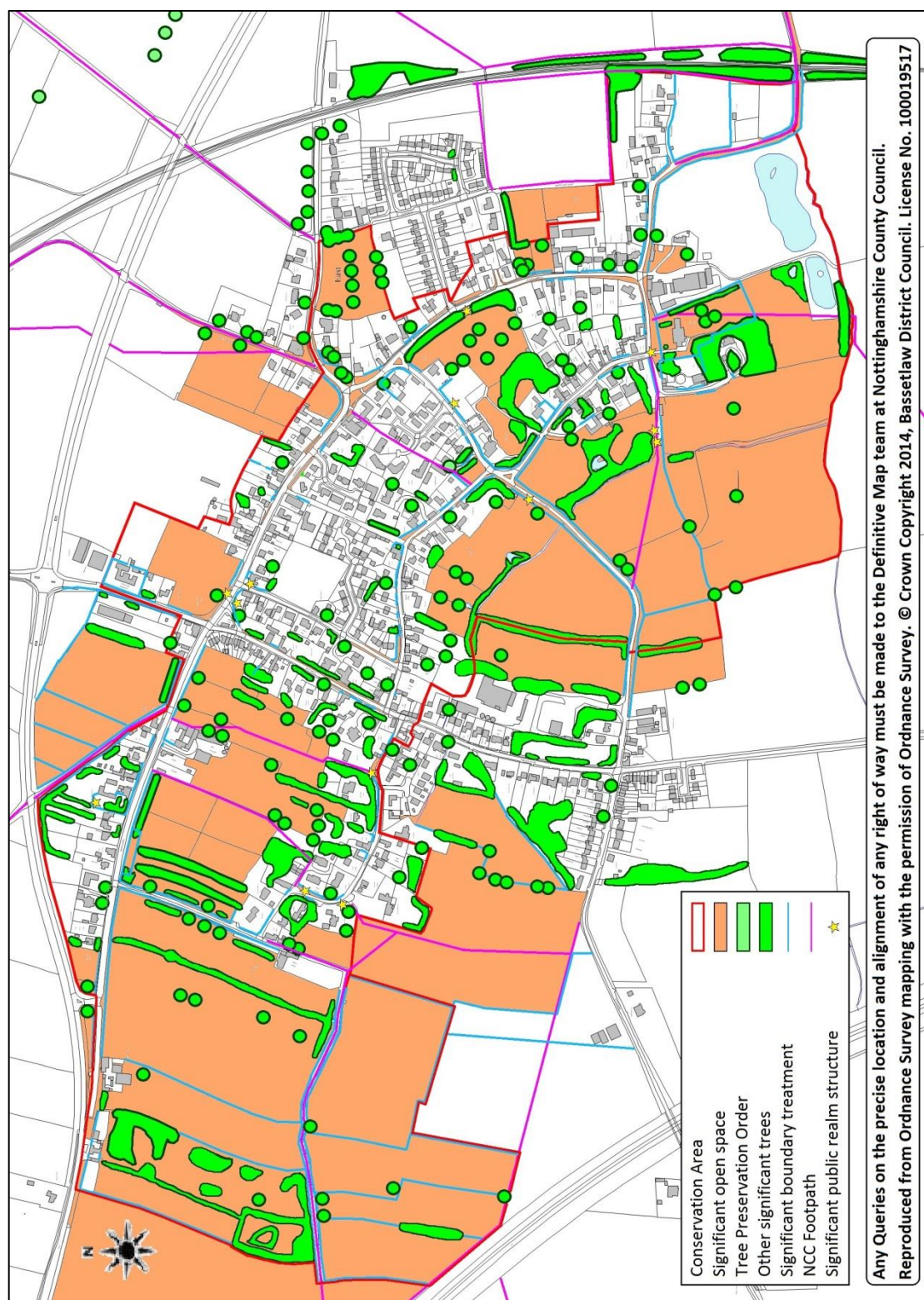
Figure 3.107: Mature hedges at York Street (left) and Plantation Road (right).

EM3 East Markham Conservation Area – Character appraisal

Public realm, amenity spaces, landscaping and boundary treatments – Summary of special interest:

- The character area contains a variety of significant landscape/public realm features including boundary treatments, verges, open spaces, trees, monuments and gateways (as indicated on map 47).
- **Open spaces** - Of special note are the open spaces at the Church of St John the Baptist, The Green, Mark Lane, East Markham Hall, the various roadside grass verges and a number of historic orchards. The relationship between East Markham's historic buildings and the open spaces provide a character unique to East Markham Conservation Area
- **Trees** – Within the Conservation Area, the significant trees are spread throughout, with those groups around the church/manor site, East Markham Hall/Plantation Road and Mark Lane amongst the most significant. Other important groups and isolated specimen trees are also found across the Conservation Area.
- **Walls and railings** – Skerry Sandstone and red brick (usually English garden wall bond) walls contribute greatly to the character of the Conservation Area and to the setting of its most significant buildings and sites. Those walls around the church, East Markham Hall and along Plantation Road are amongst the most notable. For brick walls, a mixture of coping styles exist, with limestone and brick/clay copings the most common.
- **Monuments** – The churchyard of contains a large number of monuments of considerable artistic and historic significance. The grade II listed War Memorial on High Street and the former water pump sites are also integral to the character and appearance of the Conservation Area.
- **Communications infrastructure** – Other significant features within the Conservation Area include the K6-type Telephone Kiosk off High Street and the George VI wall box at Old Hall Lane.

Map 47: East Markham – 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

- 3.129 A number of significant views exist within, into and out of the Conservation Area, focusing on the most important buildings and landscape features (see map 48). The most significant and prominent building within the Conservation Area is the Parish Church of St John the Baptist, with its 15th century buttressed western tower visible for a significant distance in all directions. The church is also the focus of several views from outside of East Markham and these views are shown on map 49. Elsewhere in the Conservation Area, individual and groups of buildings also contribute to the significant vistas within, into and out of the Conservation Area.



Figure 3.108: View of Church of St John the Baptist (right) and East Markham Hall (left) from Beacon Hill.

- 3.130 As stated above, the Church of St John the Baptist is one of the most prominent structures within the south east part of Bassetlaw District. The scale and design of the western tower, together with its strategic location sitting on the edge of a promontory of higher ground, make the structure visible for several miles to the north east, east, south east, south, south west and west. These views are indicated on maps 48 and 49.
- 3.131 One of the most important wider views of the church is along Broad Gate (the A57) to the north east. The 1.2 kilometre stretch of road adjacent to Kingshaugh is perfectly aligned to the church, suggesting that the road and church are closely associated.



Figure 3.109: View of church from Broad Gate.

- 3.132 Other significant wider views (as indicated on map 49) include those from Beacon Hill²¹ (to the west), from the Great North Road and the A1 (to the south west), from Lincoln Road in Tuxford (to the south) and from the A6075 Darlton/Tuxford Road (to the south east and east).



Figure 3.110: Views of church from the junction of Great North Road and Priestgate (top left), from Great North Road to north of Cherry Holt (top right), from Lincoln Road in Tuxford (bottom left) and from Darlton Road (bottom right).

- 3.133 Within the Conservation Area and its immediate vicinity, the church forms the focus of views along several points on Church Street, Mark Lane and Tuxford Road. In addition, views from the junction of Old Moorgate and the A57 (to the north) and from footpaths to the south, south west and west of the church and to the south of York Street are also significant.



Figure 3.111: Views of church from footpath to south of York Street (top left), from Church Street (top right), from footpath to south west of church (bottom left) and from Tuxford Road (bottom right).

²¹ As shown on page 88.

- 3.134 Aside from the church, a number of other focal buildings can be identified throughout the Conservation Area. The most prominent of these is East Markham Hall, which is the focus of views from Mark Lane (this view is the subject of a number of historic postcards), Low Street, Hall Lane and Beacon Hill (as shown on page 88).



Figure 3.112: Views of East Markham Hall from Mark Lane (left) and Low Street (right).

- 3.135 Along High Street, views of the War Memorial, the former Methodist Chapel and of Postleigh are regarded as the most important. To the south east along Plantation Road, Cushpool House is the largest building of its type and the views towards it from both north and south have also been identified.



Figure 3.113: Views of the War Memorial (top left), Postleigh (top right) and the former Methodist Chapel (centre) on High Street and of Cushpool House on Plantation Road (bottom).

- 3.136 Elsewhere in the Conservation Area, York House (York Street), Haycorns (Farm Lane) and Markham Cottage (Low Street) can all be regarded as focal buildings, given their distinctive architectural character and prominent siting.

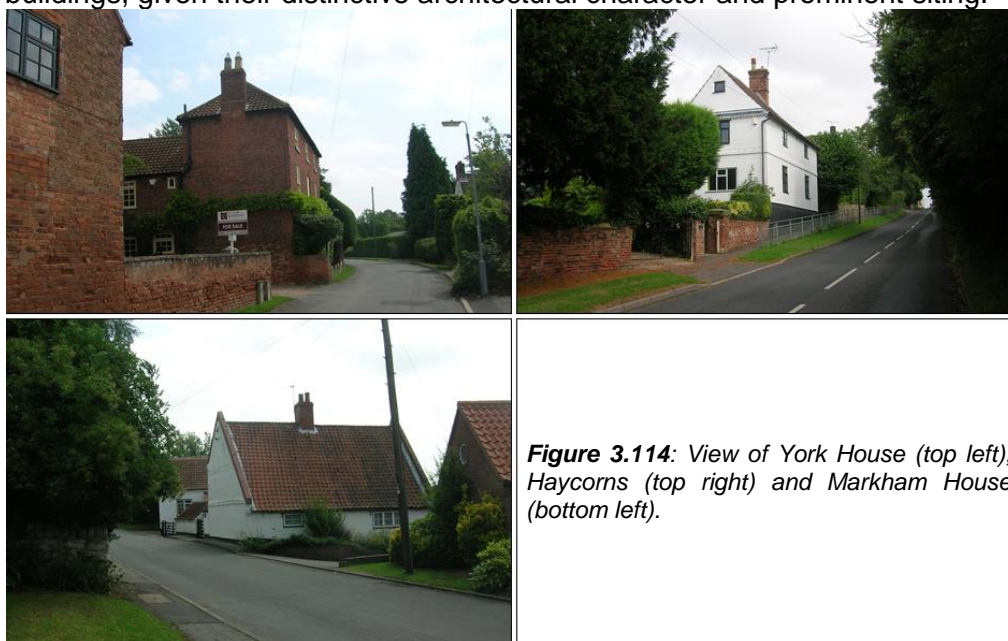


Figure 3.114: View of York House (top left), Haycorns (top right) and Markham House (bottom left).

- 3.137 Outside of the Conservation Area, the grade II listed Windmill on Priestgate, the grade II listed windmill in Tuxford and the grade I St Nicholas' Church in Tuxford are also important focal buildings when viewed from sites within the East Markham Conservation Area and its setting. These are also indicated on map 49.

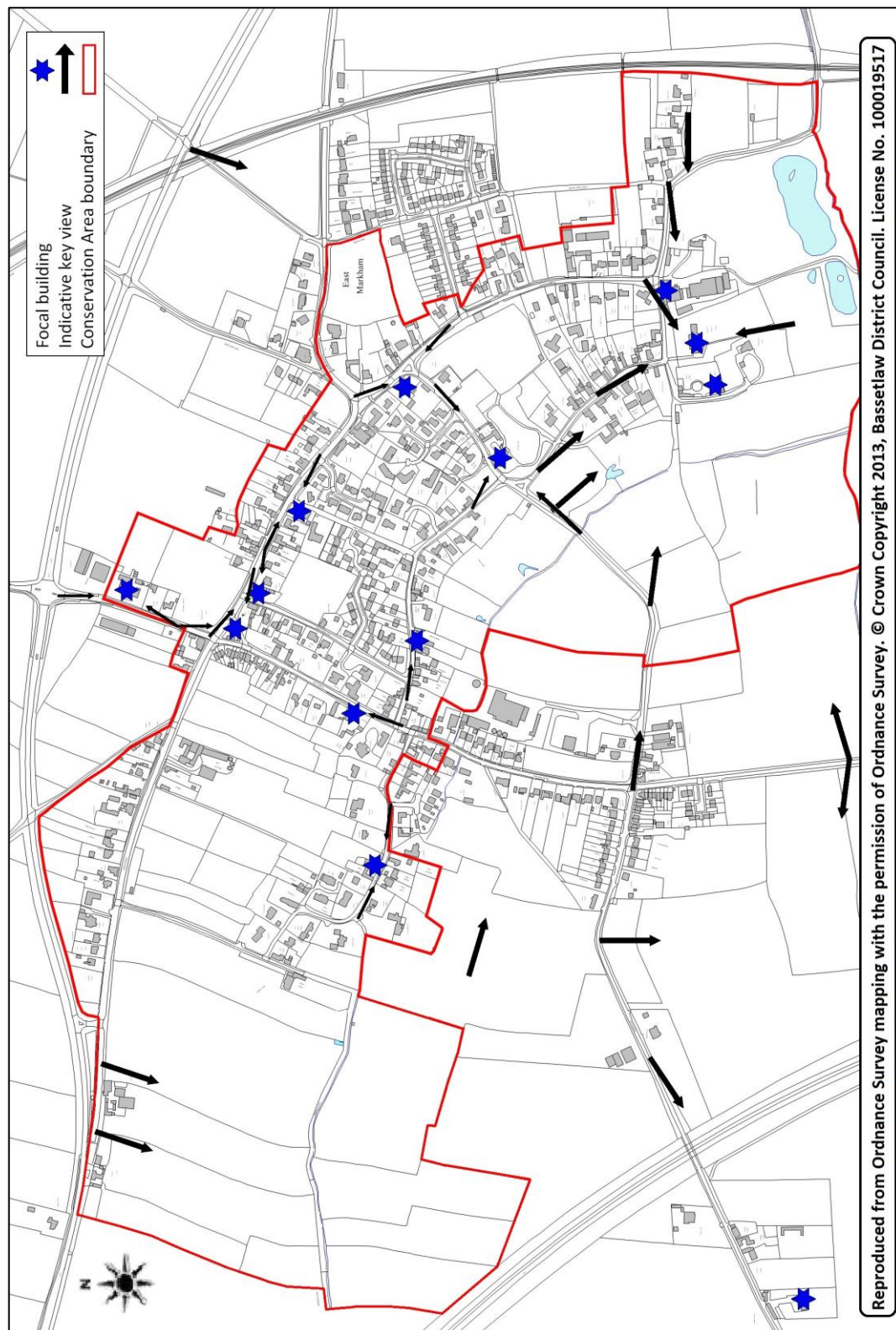


Figure 3.115: East Markham Windmill as viewed from footpath between Mark Lane and the church (left) and Tuxford Windmill as viewed from Priestgate (right).

EM4 East Markham Conservation Area – Character appraisal **Key views and vistas – Summary of special interest:**

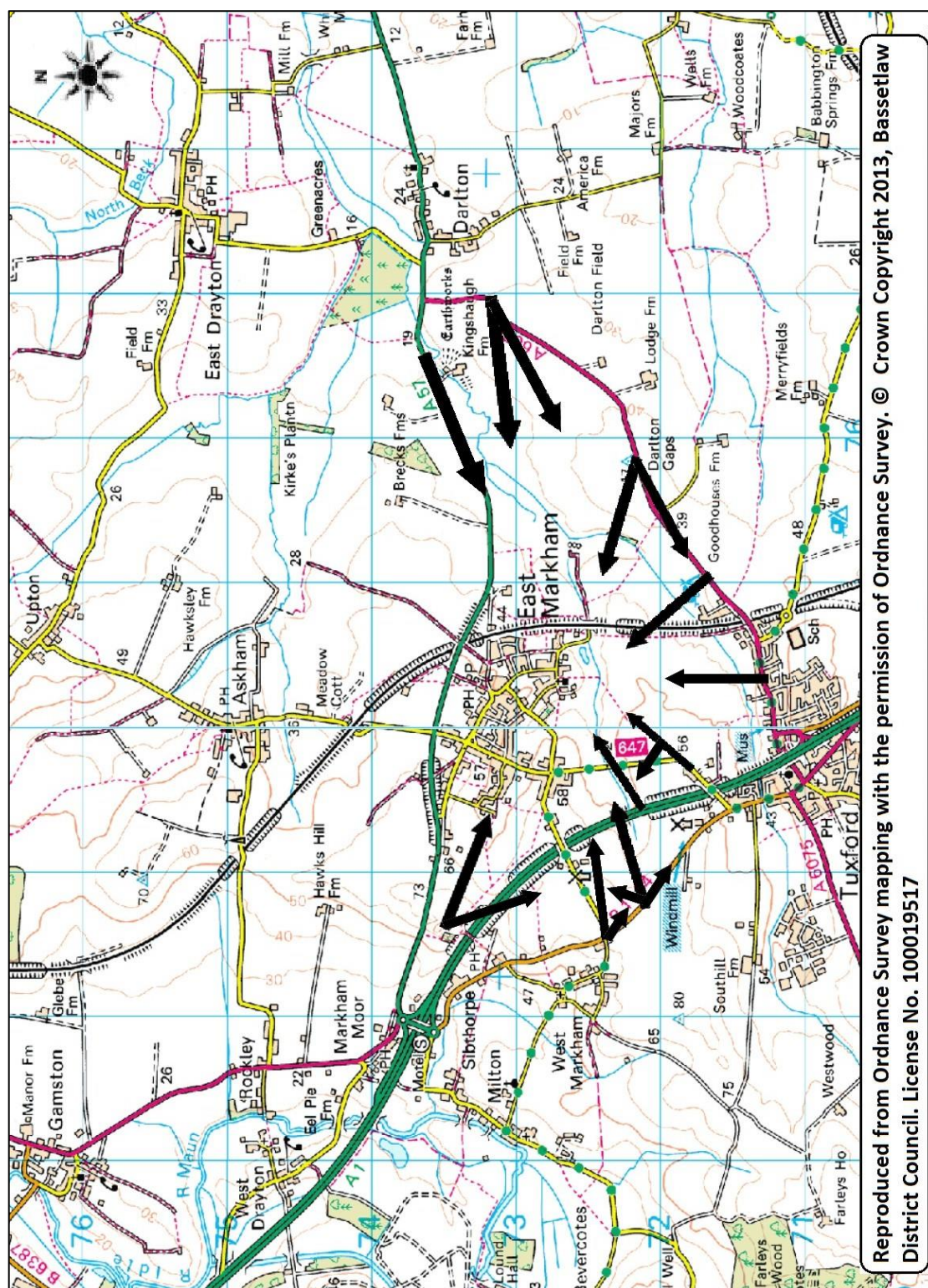
- There are a number of important views within, into and out of the Conservation Area. The most important views are of the Church of St John the Baptist, the tower in particular being visible from:
 - Within the village – along Church Street, Tuxford Road and Mark Lane; and
 - Outside of the village – along the B1164 (Great North Road), the A1, the A57, Lincoln Road (Tuxford) and the A6075 (Darlton/Tuxford Road).
- Views of focal buildings outside of the Conservation Area (particularly the Windmill on Priestgate, the windmill in Tuxford and St Nicholas' Church in Tuxford) are also significant.
- Focal buildings/structures and significant views are indicated on map 48 and wider views of the Church of St John the Baptist are indicated on map 49.

Map 48: East Markham – 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 above map also indicates views of buildings within the Tuxford Conservation Area (specifically the grade I listed St Nicholas' Church and the grade II listed Tuxford Windmill). For further information on these, please see the adopted [Tuxford Conservation Area Appraisal & Management Plan](#).

Map 49: Church of St John the Baptist – Wider 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 above map also indicates views of buildings within the Tuxford Conservation Area (specifically the grade I listed St Nicholas' Church and the grade II listed Tuxford Windmill). For further information on these, please see the adopted [Tuxford Conservation Area Appraisal & Management Plan](#).

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 every five years 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 resource*”²². 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*²³ 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 **CS8** covers Rural Service Centres (including East Markham) and aims to guide development and regeneration within the village development boundary. These policies are discussed further in Appendix A.
- 4.5 The final version of the Conservation Area Appraisal is an approved Council document and will, therefore, be 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

²² From Paragraph 126 of *National Planning Policy Framework* (DCLG, 2012).

²³ Hereafter referred to as the Bassetlaw Core Strategy.

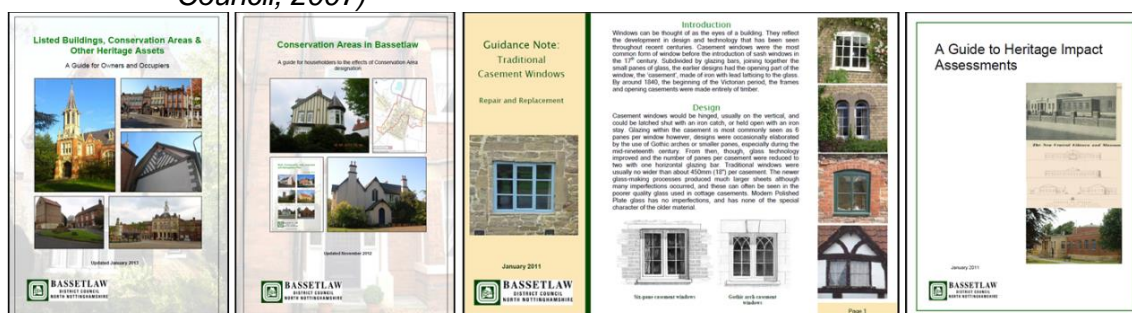
one of the most direct and effective means of managing the Conservation Area in the long term. For example, the Appraisal helps define the plan form of the area, the typical scale, form, massing and materials of buildings, traditional detailing, important views, significant trees, etc. These elements 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 East Markham 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 to the effects of conservation area designation](#) (updated November 2012);
- [Listed Buildings, Conservation Areas and Other Heritage Assets – A Guide for Owners and Occupiers](#) (updated January 2013);
- [Guidance Note for Applicants – Listed Building and Conservation Area Consents](#)
- [A Guide to Heritage Asset Recording](#) (updated October 2010);
- [A Guide to Heritage Impact Assessments](#) (January 2011)
- [Guidance Note – Traditional Casement Windows](#) (January 2011)
- [Guidance Note – Traditional Sash Windows](#) (January 2011)
- [Guidance Note – Pantile Roofs](#) (January 2011)
- [A Guide to repointing Stone and Brickwork](#) (Nottinghamshire County Council, 2007)



- 4.9 Further advice is contained on the Council's website: www.bassetlaw.gov.uk.
- 4.10 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/updated from time to time with specific advice on topics relevant to Conservation Areas e.g. window replacement.

- 4.11 If you would like a copy of these guidance documents, they can be accessed via the [‘Conservation and Heritage Guidance’](#) page on the Council’s website or from the Conservation Team (please use the contact details at the rear of this document).

Development briefs

- 4.12 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 threat of 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 analysis within the Conservation Area Appraisal can be expanded to form a detailed design brief in order to help promote an appropriate form of development on such a site.
- 4.13 At the time of writing this appraisal, there are no such sites formally identified by the Council within the East Markham Conservation Area boundary. However, as part of the site allocations process of the emerging Local Development Framework, it is possible that development briefs could be published for sites within or adjacent to the East Markham Conservation Area at that stage.

Application of an Article 4 Direction

- 4.14 Common in many historic environments is the cumulative effect of piecemeal yet 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 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. The Direction would result in an application for planning permission being required for alterations that would otherwise fall outside planning control (see Appendix A).
- 4.15 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

- 4.16 Monitoring change, both positive and negative, is important for the Conservation Area's long-term management. For example, it can help highlight problems that can be tackled through an Article 4 Direction (see previous paragraph) or show how effective policies have been. Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.
- 4.17 A Conservation Area is thoroughly surveyed and described when first designated, when an appraisal is undertaken and 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 East Markham Conservation Area began in February 2013. 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

- 4.18 An important function of this Conservation Area Appraisal is to assess whether the boundary of the Conservation Area is appropriate. Boundary changes 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. Thought should be given to the appropriateness of the boundary.
- 4.19 The current Conservation Area boundary was designated on the 1st October 2014. This boundary incorporates changes (to the original 1982 boundary) that resulted from public consultation of the draft East Markham Conservation Area Appraisal & Management Plan in August-October 2013, in addition to extensive research undertaken by the Conservation Team. These changes included extensions incorporating land and buildings south of High Street and land south of Lincoln Road, together with the removal of two modern dwellings off Beckland Hill. It is anticipated that the boundary will again be reviewed five years after the approval of this document (i.e. from November 2019 onwards).

Appraising the condition of heritage assets

- 4.20 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/>.
- 4.21 [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.

- 4.22 At the time of publishing, there is one listed building identified as being 'at risk' within the East Markham Conservation Area. This is the former Vicarage (Honeysuckle House) off Church Street. The Conservation Team is currently seeking the repair and/or restoration of this building, in line with the Council's wider strategy for dealing with listed buildings 'at risk'.



Figure 4.1: Former vicarage, currently undergoing repairs (photograph taken August 2013 from adjacent churchyard).

- 4.23 Other than the listed building already identified as being 'at risk', others within the Conservation Area require monitoring, such as those which are currently vacant (wholly or partially) or are the subject of enforcement action.

Enforcement proceedings

- 4.24 Unauthorised works and breaches of planning control can cumulatively harm the quality of 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 protected in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alterations to a listed building which are considered to affect its special interest. **It is a criminal offence to carry out unauthorised works to a listed building.** 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.
- 4.25 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).
- 4.26 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 may 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.

Areas for enhancement

- 4.27 In general terms, the Council seeks to preserve and enhance the special interest of its heritage assets, including Conservation Areas. This includes the preservation, restoration or enhancement of historic buildings, the enhancement of the public realm and the sympathetic redevelopment of sites that detract from the character and appearance of the Conservation Area.
- 4.28 With regard to future areas for enhancement in the East Markham Conservation Area, the Council supports the re-use, restoration or enhancement of historic buildings and sites within and around the Conservation Area, especially that which is currently identified as 'at risk' in addition to those which are currently empty or in need of repair. This is subject to features of significance, such as timber joinery, facing materials and boundary treatments, being retained or any replacements being sympathetic to the building and its setting.
- 4.29 Other than the building identified as being 'at risk', there are several other key buildings and sites that would benefit from sympathetic repairs, more substantial restoration or small-scale reinstatement of traditional architectural features, particularly timber-framed windows. This would be subject to obtaining appropriate planning permission/Listed Building Consent where required. The common problems identified in East Markham include inappropriate joinery, roof materials and rainwater goods, loss of original window openings and loss of traditional boundary treatments. In addition, recent additions to the public realm, such as road signage, have also caused harm to local character. These problems are illustrated below:

- **Inappropriate joinery**



Figure 4.2: Inappropriate joinery on High Street (top), Hall Lane (bottom left) and Farm Lane (bottom right).

The Crown Inn has PVC-u windows throughout and an inappropriate modern style front door. At The Barn on Hall Lane (converted to residential use), PVC-u windows were used throughout. That site is immediately opposite East Markham Hall. At Rose Cottage, the original 19th century window openings have been enlarged and timber-style double glazed casement windows (with a dark wood stain finish) have been inserted.

- **Inappropriate roof materials**



Figure 4.3: Inappropriate roof materials on High Street (top and bottom left) and Old Hall Lane (bottom right).

The use of concrete pantiles, as shown above, is harmful to the character of these buildings in the East Markham Conservation Area. Concrete pantiles have a different profile to traditional non-interlocking clay pantiles and do not have the same texture and appearance.

- **Inappropriate rainwater goods and waste pipes**



Figure 4.4: Plastic guttering and waste pipes on Plantation Road (left) and Low Street (right).

Plastic guttering and waste pipes have harmed the character of these 18th century (left) and 19th century (right) buildings. Traditional waste pipes and guttering was cast metal, with gutters usually being half-round in profile and fixed on rise and fall brackets.

- **Loss or widening of original window openings**



Figure 4.5: Loss of original window openings on Low Street (left) and enlargement of original openings on Church Street (right).

The unsympathetic alterations to the window openings on these early-19th century buildings have harmed the character and appearance of the Conservation Area. On the former chapel, the infilling of the original window openings and installation of new windows below has resulted in the loss of a crucial part of the character of the chapel. The enlarged openings on the building on Church Street, together with flat soldier coursed brick arches, have given this historic cottage a modern suburban appearance, much to the detriment of local character.

- **Modern highway signage**



Figure 4.6: Previous finger post sign on High Street and large modern highway signs which replaced it. Image source: Bassetlaw Museum, accessed 2013.

These large signs replaced a finger post sign previously located on the opposite side of High Street. The large signs cause harm to the character and appearance of the Conservation Area and to the setting of the listed War Memorial opposite.

Archaeological potential

- 4.30 Given the long history of East Markham, the likelihood of preserved archaeological deposits is high. The Council would therefore support a programme of investigation (subject to the agreement/supervision of the County Council's Archaeology team and/or English Heritage) to increase our understanding of the archaeological significance of East Markham and in particular, the 'moated' area around the church and manor and the seemingly-linked sites of Beacon Hill and the D-shaped boundary at York Street.

EM5 East Markham 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, lime render, brick 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 and dominating 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 East Markham's archaeological significance.

Proposals for economic development and regeneration (including grants)

- 4.31 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.
- 4.32 Information on current grant schemes is available on the relevant part of the Council's website. At present there is no grant scheme specifically for East Markham. However, should this situation change, details of the scheme will be advertised on the website and relevant local stakeholders will be notified.
- 4.33 Other than any possible grant funding targeted specifically at East Markham, the Council continues to run a grant scheme aimed at listed buildings identified as 'at risk' on both the national (grade I/II*) and local (grade II) register. More information on this scheme can be found on the 'Conservation and Heritage' section of the Council's website.

- 4.34 Other sources of funding may be available depending on circumstances. Funds for Historic Buildings (<http://www.ffhb.org.uk>) is a useful website that provides details of funding sources for historic building projects. English Heritage also offer grants, but these are usually limited to Grade I and II* buildings. Further information can be found at www.english-heritage.org.uk.
- 4.35 The Council also has various other funding schemes outside of the planning department, with the most prevalent being those run by the Economic Development team. Please contact Economic Development by telephone (01909 533223) or by email (economic.regeneration@bassetlaw.gov.uk) for further information.

APPENDIX A: CONSERVATION POLICY FRAMEWORK

Legal framework

The legal basis for Conservation Areas is the Planning (Listed Buildings & 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 are identified, the character or appearance of which it is desirable to preserve or enhance, 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 CS8 (Rural Service Centres)**

Policy CS8 provides the Council's spatial vision for development within the settlements regarded as rural service centres (including East Markham), i.e. those settlements that provide a level of service provision for their communities above that of smaller rural settlements. 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 environment²⁴ 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 the 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

²⁴ 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.

twelve core principles is the conservation of heritage assets). 'Great weight' should be given to the objective of conserving designated heritage assets.

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 Areas²⁵.

• **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).

Examples of development which may require planning permission/Listed Building Consent include:

- 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,

²⁵ Please note: these are in addition to the general restrictions to permitted development for householders.

illuminated signs in retail parks and business premises and advert hoardings around building sites may also require advertisement consent.

- **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 East Markham Conservation Area. However, this situation may change in the future.

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 buildings in the East Markham Conservation Area (Parish Church of St John the Baptist). There are also 19 grade II listed buildings/structures and a further listed building (the Windmill on Priestgate) within its setting. Most of these designated buildings and structures are 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. Currently there are no Scheduled Ancient Monuments within the East Markham Conservation Area. Within the vicinity of East Markham, two Scheduled Ancient Monuments exist, namely 'Kingshaugh Camp' (approximately 2 kilometres to the east) and the medieval settlement, moated site and open field system at West Markham (approximately 1.4 kilometres to the west).

- **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. Where the Council considers that a tree or group of trees contributes positively to public amenity, it will designate a TPO.

There is only one TPO within the East Markham Conservation Area, located adjacent to The Green. This is marked out on map 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 tree works within the Conservation Area.

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, including demolition of unlisted buildings, you may only require planning permission.

If your building is listed, works to it (such as extensions or the addition of fixtures such as satellite dishes) will require a separate Listed Building Consent application. Scheduled Ancient Monument Consent may also be required for works affecting the significance or fabric of a Scheduled Ancient Monument.

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 prevent development but ensure that new development does not adversely affect the special character of an area. New development should be sympathetic or innovative in its approach to design, and use appropriate materials of a high quality.

Development proposals should seek to complement established patterns and strengthen local distinctiveness, but not necessarily imitate existing buildings. Before applying for planning permission, it is advisable to contact the District Planning Authority to discuss your proposals. The value of employing a suitably qualified architect/designer with a track record of historic environment projects to draw up your proposals cannot be stressed highly enough.

Enforcement of unauthorised works

Where work has been carried out without planning permission and it is considered that such works are harmful to the character of the Conservation Area then an 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 EAST MARKHAM CONSERVATION AREA

➤ Listed Buildings

Listed buildings are the most significant buildings in a Conservation Area due to their recognised historical and architectural special interest. The 19 listed buildings in East Markham Conservation Area (in addition to the The Windmill, Priesgate, which is outside of the Conservation Area) are shown on map 43 and are listed below:

Parish Church of St John the Baptist

Grade I

LB ref: 1223687

Date first listed: 1st February 1967

Primarily c15, although with c13 coffin lid with effigy and c14 chancel arch/windows/inverted font. Ashlar walls, lead roofs. Angled buttressed tower in 3 stages, with crocketed pinnacles and gargoyles. Embattled parapets,



The Manor

Grade II

LB Ref: 1223683

Date first listed: 28th February 1952

Probably late-medieval stone foundations, current house primarily c17, with 1703, later-c18 and early-c20 alterations. Majority is red brick with pantile roof.



Norwood Cottage, Church Street

Grade II

LB Ref: 1267168

Date first listed: 14th November 1985

Early c17 cottage with c18 addition, red brick with pantile roof and catslide dormers, substantially rebuilt in late-c20 although some original fabric remains.



Barn at Springfield Farm, Church Street

Grade II

LB Ref: 1224595

Date first listed: 28th August 1986

Barn with internal c17 timber framing, altered early-c19. Red brick with pantile roof, diamond and cross brick ventilators.



East Markham Hall & Markham Hall Cottage

Grade II

LB Ref: 1223681

Date first listed: 28th February 1952

Early-c18 house, refronted c1770. 3 storeys, 7 bay frontage. Red brick with ashlar dressings, rubbed brick window arches with ashlar keystones, central pediment with ashlar surround, timber door within ashlar surround.



Cush Pool House, Plantation Road

Grade II

LB Ref: 1223684

Date first listed: 14th November 1985

Early-c18 house, later-c18 frontage with header bond. Red brick with pantile roof, two outer brick chimney stacks, timber sashes and timber panelled door with traceried fanlight within timber surround. Early-c18 two storey wing to rear.



Wall, Railings and Gates at Cush Pool House

Grade II

LB Ref: 1223823

Date first listed: 14th November 1985

Late-c19, low brick wall, rendered, with stone coping (also rendered), iron railings and similar gate. Single brick piers with stone copings and recessed panels to front.



Pigeoncote at Bowerhayes, Plantation Road

Grade II

LB Ref: 1223686

Date first listed: 14th November 1985

Mid-c18 pigeoncote, 2 storeys plus garret. Red brick on rubble plinth, pantile roof, brick coped gables with kneelers. Interior has brick nesting boxes on all 4 sides.



Pinfold, Plantation Road

Grade II

LB Ref: 1223809

Date first listed: 14th November 1985

Pinfold, c18, dressed coursed rubble with rounded ashlar coping, 12m x 10m, with small c20 iron gateway. Built into shallow bank.



Woodliffe's Cottage, Low Street

Grade II

LB Ref: 1267144

Date first listed: 14th November 1985

Cottage, mid-c18, red brick with pantile roof, remnants of render and whitewash. Two storeys, three bays, central brick chimney stack, Yorkshire sashes. Now called 'December Cottage'.



Whitehouse Farm and Barn, Church Street

Grade II

LB Ref: 1223678

Date first listed: 16th October 1975

C18 farmhouse with attached c19 barn. Farmhouse (originally the Greyhound Inn) is red brick, rendered, with pantile roof, Yorkshire sashes, modern timber plank door, 2 gable chimney stacks. Barn is red brick with pantile roof, diamond ventilators, arched timber plank doors with iron brackets, dentilated eaves.



The Rosary, Church Lane

Grade II

LB Ref: 1267169

Date first listed: 14th November 1985

C18 house, red brick (including render and colourwash to base) with pantile roof, dentil eaves, brick stacks, slate-coped gables with kneelers, glazing bar Yorkshire sashes.



Pigeoncote at Woodward Farm, Plantation Road

Grade II

LB Ref: 1223685

Date first listed: 14th November 1985

Late-c18 pigeoncote, red brick on rubble plinth, pantile roof, two storeys, central band, central blocked doorway, timber plank doors with small glazing bar opening.



Pond Farmhouse, Plantation Road

Grade II

LB Ref: 1223687

Date first listed: 14th November 1985

C18 with early-c19 frontage. Red brick (frontage has Flemish bond, with pink headers and red stretchers) pantile roof, brick stacks, dentil eaves. Front has glazing bar sashes and 4-panel timber door with overlight.



Pigeoncote, Stables, Cowhouse and Barn at Pond Farm

Grade II

LB Ref: 1267170

Date first listed: 14th November 1985

Late c18, mid & late c19 and early-c20. Red brick, rubble plinth in parts, pantile roofs.



York House, York Street

Grade II

LB Ref: 1223689

Date first listed: 14th November 1985

Early c19 house, red brick with pantile roof, dentil eaves, brick stacks. Front (two and a half storeys) has glazing bar sashes and timber panel door with glazing bar overlight. First floor has blind recessed panel.



Honeysuckle House (Former Rectory), Church Street

Grade II

LB Ref: 1223688

Date first listed: 28th February 1952

Mid-c19, former Rectory, red brick (rendered) on stone plinth, slate roof, stone-coped gables, rendered gable stacks.



East Markham Primary School, Askham Road

Grade II

LB Ref: 1267167

Date first listed: 14th November 1985

Foundation stone laid 15th February 1877, school opened 7th January 1878. Red brick with ashlar detailing and slate roof. Decorated revival style. Elaborate window tracery. By Robert Clarke & Son.



War Memorial, High Street

Grade II

LB Ref: 1389253

Date first listed: 26th June 2001

Paid for and designed by Henry Cowlshaw, on land donated by a Mr Drinkwater. Polished pink granite, square plan with 4 lower steps, tall broken Doric column.



Windmill, Priestgate (outside of the CA)

Grade II

LB Ref: 1223860

Date first listed: 10th February 1975

C1820 (appears on Stevens' 1820 map), tarred brick, raised eaves band, 4 storeys. 20th century additions not included in listing.



➤ 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 or builder, 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 positively 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 the above key criteria should be regarded as a positive building. For the East Markham Conservation Area, these are highlighted on map **43** (buildings). Significant boundary features such as stone and brick walls may also be regarded as heritage assets. The most significant of these are highlighted on maps **43** (buildings) and **47** (landscape features).

The identification of positive buildings (as discussed above) is by no means exhaustive and the 'list' of assets identified may change at a later date. The absence of any building 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. 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.

➤ **Unscheduled archaeological remains**

Notwithstanding the Scheduled Ancient Monuments, throughout the East Markham Conservation Area and in its setting, an abundance of archaeological remains have 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.

APPENDIX C: USEFUL CONTACTS AND LOCAL HISTORIC INFORMATION SOURCES

➤ Useful Contacts and Advisory Bodies

Conservation Team (Historic Buildings & Archaeology), Nottinghamshire County Council

Trent Bridge House
Fox Road
West Bridgford
Nottingham
NG2 6BJ
Telephone: 08449 808080
Email: heritage@nottscc.gov.uk
Website: www3.nottinghamshire.gov.uk/learning/history/

English Heritage

44 Derngate
Northampton
NN1 1UH
Telephone: 01604 735400
Email: eastmidlands@english-heritage.org.uk
Website: www.english-heritage.org.uk

The Georgian Group

6 Fitzroy Square
London
W1T 5DX
Telephone: 087 1750 2936
Email: info@georgiangroup.org.uk
Website: www.georgiangroup.org.uk/docs/home/

Society for the Protection of Ancient Buildings

37 Spital Square
London
E1 6DY
Telephone: 020 7377 1644
Email: info@spab.org.uk
Website: www.spab.org.uk

Council for British Archaeology

St Mary's House
66 Bootham
York
YO30 7BZ
Telephone: 01904 671417
Email: <http://www.britarch.ac.uk/contact>
Website: www.britarch.ac.uk/

The Garden History Society

70 Cowcross Street
London
EC1M 6EJ
Telephone: 0207 608 2409
Email: enquiries@gardenhistorysociety.org
Website: www.gardenhistorysociety.org/

The Victorian Society

1 Priory Gardens
LONDON
W4 1TT
Telephone: 0208 994 1019
Email: admin@victoriansociety.org.uk
Website: www.victoriansociety.org.uk

The Association for Industrial Archaeology

AIA Liaison Office
The Ironbridge Institute
Ironbridge Gorge Museum
Coalbrookdale
Telford
TF8 7DX
Telephone: 01740 656280
Email: aia-enquiries@contacts.bham.ac.uk

AABC Register (Architects Accredited in Building Conservation)

No.5 The Parsonage
Manchester
M3 2HS
Telephone: 0161 832 0666
Email: registrar@aabc-register.co.uk
Website: www.aabc-register.co.uk

➤ Local Historic Information Sources

Nottinghamshire Archives, Nottinghamshire County Council

County House
Castle Meadow Road
Nottingham
NG2 1AG
Telephone: 08449 808080
Email: archives@nottscc.gov.uk
Website: <http://www3.nottinghamshire.gov.uk/learning/history/archives/>

Bassetlaw Museum (Local historic photographs)

Telephone: 01777 713749
Email: Bassetlaw.Museum@Bassetlaw.gov.uk
Website: www.bassetlawmuseum.org.uk/

Picture the Past (Local historic photographs)

Website: www.picturethepast.org.uk/

Worksop Library

Memorial Avenue
Worksop
Nottinghamshire
S80 2PB
Telephone: 01909 535353
Email: Worksop.library@nottscc.gov.uk

Retford (Denman) Library

17 Churchgate
Retford
Nottinghamshire
DN22 6PE
Telephone: 01777 708724
Email: retford.library@nottscc.gov.uk

East Markham Parish Council

Mrs W Davies (Clerk to the Parish Council)
Telephone: 01777 709005
Email: parishclerk@eastmarkham.org.uk
Website: <http://www.eastmarkham.org.uk>

The Thoroton Society of Nottinghamshire

Website: <http://www.thorotonsociety.org.uk/>

The Nottinghamshire Heritage Gateway

Website: <http://www.nottsheritagegateway.org.uk/>

National Heritage List for England (English Heritage, information on designated heritage assets)

Website: <http://list.english-heritage.org.uk/>

County Buildings at Risk Register (County database of buildings at risk)

Website: <http://www3.nottinghamshire.gov.uk/learning/history/historicbuildings/buildingsatrisk/>

Historic Directories (Database of historic directories and gazetteers)

Website: www.historicaldirectories.org/hd/index.asp

Bassetlaw Heritage Mapping (Local heritage mapping data)

Website: <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage/bassetlaw-heritage-mapping.aspx>

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, Conservation Area Consent 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.

