



Everton **CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN**

February 2013

CONSERVATION AREA APPRAISAL



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title:	Everton Conservation Area Appraisal & Management Plan.
Summary:	This document contains Bassetlaw District Council's appraisal of the special architectural and historic interest of Everton Conservation Area and includes a management plan with proposals for enhancement and preservation.
Approved:	This document was published in draft form during May and June 2012. Following consultation, the final version of the document was approved by Planning Committee on the 6 th February 2013.

Consultation summary:

The Council undertook public consultation with local residents and property owners, Everton Parish Council, English Heritage, Nottinghamshire County Council (Conservation and Archaeology) and other relevant consultees, during May and June 2012. A public meeting was held on 16 May 2012 at Everton village hall.

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/

The outcomes of the public consultation process, including the public meeting, have been summarised in a consultation report, copies of which are available on the Council's website and through Planning Services.

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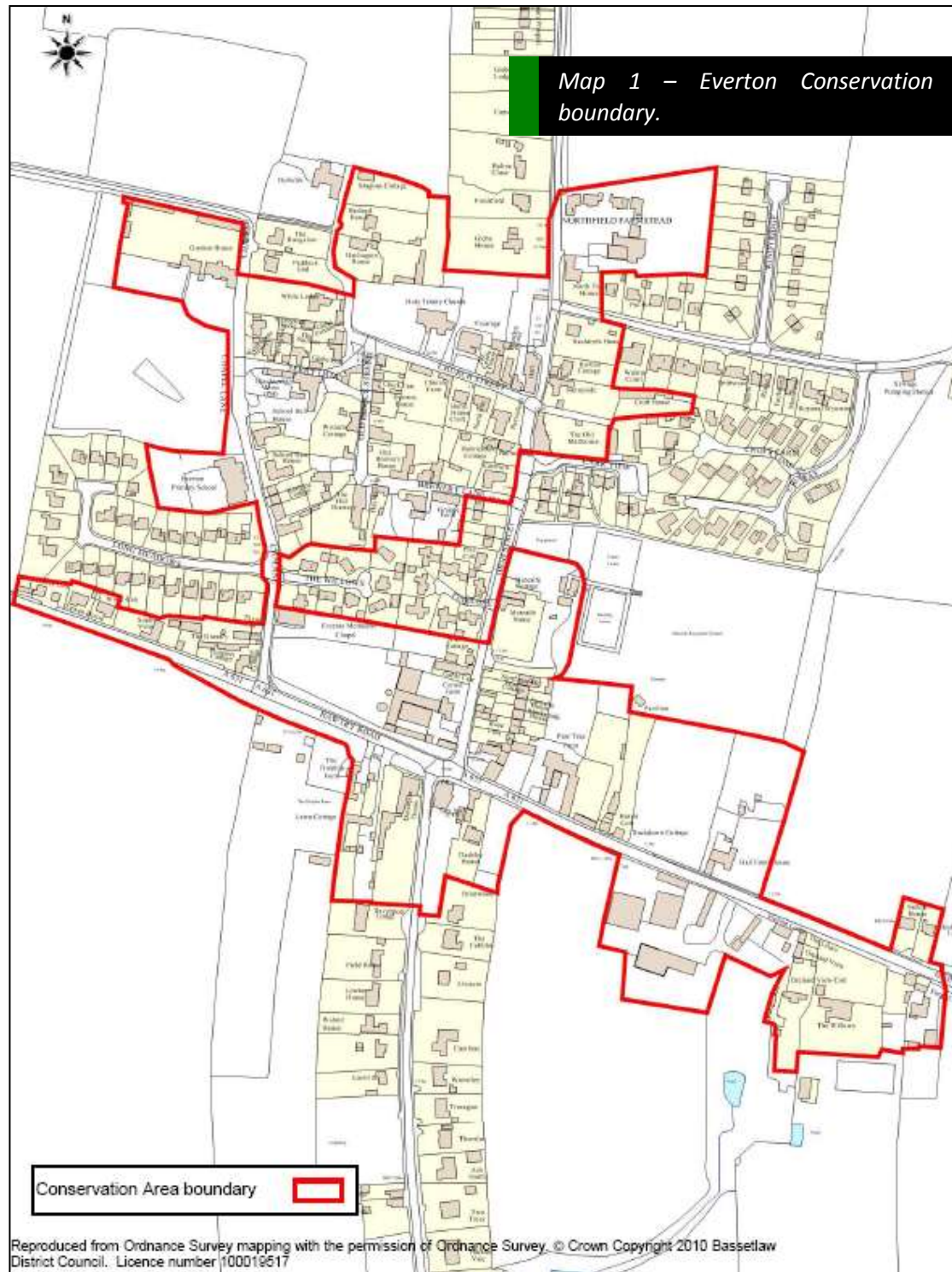
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1. Introduction

Introduction

- 1.1 Everton is situated alongside the old Roman Road from Lincoln to Doncaster about 3 miles east of Bawtry. Everton was originally designated as a conservation area in July 1973. Amendments to the conservation area boundary were designated in June 2010 (the current boundary is shown on map 1 below).



- 1.2 The conservation area covers the historic core of Everton, notably the Church of Holy Trinity and the square grid pattern of streets next to the Churchyard, including Post

Office Street, Church Lane and Brewery Lane. The conservation area also includes the historic thoroughfare formed by the Bawtry/Gainsborough Road (the A631).

- 1.3 The conservation area covers approximately 0.15 square kilometres and has a perimeter of 4.3 kilometres.
- 1.4 This document contains the Council's appraisal of the special architectural and historic interest of Everton Conservation Area and includes proposals for its enhancement and preservation. These proposals form part of a management strategy that will seek to address the problems facing the conservation area.

What is a conservation area?

- 1.5 Conservation areas were first introduced by the Civic Amenities Act 1967. Over 9,300 conservation areas have been designated across England since then.
- 1.6 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"*¹.

- 1.7 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 echo the architectural 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 authority to positively manage and protect areas from neglect, decay or inappropriate development.
- 1.8 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 process². Designation results in special duties and controls for 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;

¹ Section 69 (1) of the Act.

² See, for example, paragraphs 132-134 of the National Planning Policy Framework (DCLG, 2012).

- The local planning authority has a duty to review existing conservation areas from time to time, extending and designating where appropriate³.

What is a conservation area appraisal?

- 1.9 This document is an assessment of the character and appearance of Everton Conservation Area. It broadly defines and records the special interest of the area. This will ensure that there is an understanding of what is worthy of conservation.
- 1.10 The appraisal will be used to formulate policies for the conservation and enhancement of the area and will provide decision-makers with a characterisation of the historic environment. This will enable a better understanding of the impact of future development in the conservation area.
- 1.11 Conservation area appraisals are based on guidelines set out in the English Heritage publication *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).
- 1.12 The following themes and sources 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
- 1.13 There are a number of listed buildings within the conservation area. Listed buildings are *designated heritage assets* in their own right⁴. Structures that are associated with these listed buildings might also be protected. **The exclusion of any structure within the appraisal that might form part of a listed building curtilage does not necessarily indicate that it is not protected.** Advice should always be sought from the Council's Conservation Team as to the extent of what is regarded as being of special interest. Principal listed buildings are identified within the appraisal document and in Appendix D.

³ Section 69 (2) of the Act.

⁴ Listed building descriptions can be accessed through the English Heritage website: <http://list.english-heritage.org.uk/>.

- 1.14 Within the Everton Conservation Area Appraisal, important buildings, structures and topographical features have been identified because they contribute positively to the character and appearance of the conservation area. **The exclusion of any building or feature within the appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the conservation area.** Advice can 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 document and in Appendix D.
- 1.15 The Nottinghamshire County 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. Outside of the conservation area, but possibly within its setting or otherwise nearby, local interest buildings identified on the HER are generally regarded as *non-designated heritage assets*⁵. Determining the significance of these requires careful consideration of a number of factors, including architectural and historic merit, past and present usage, archaeological value, artistic, relationship to the historic street layout and group value. Bassetlaw District Council has produced a methodology for recognising non-designated heritage assets and will look to regularly update the HER using the adopted criteria⁶.
- 1.16 It should be noted that planning proposals will always be treated on their own merits. The local planning authority will always assist applicants in identifying heritage assets at the earliest possible stage⁷.
- 1.17 The Council's website contains general guidance and advice on many aspects of conservation practice. Visit our website at www.bassetlaw.gov.uk and follow the links to *Conservation* and *Heritage*.
- 1.18 The Council carries out regular reviews of the District's conservation areas. For updates on these reviews, draft appraisals and consultations, please call us or visit our website. Contact details are included at the back of this document.

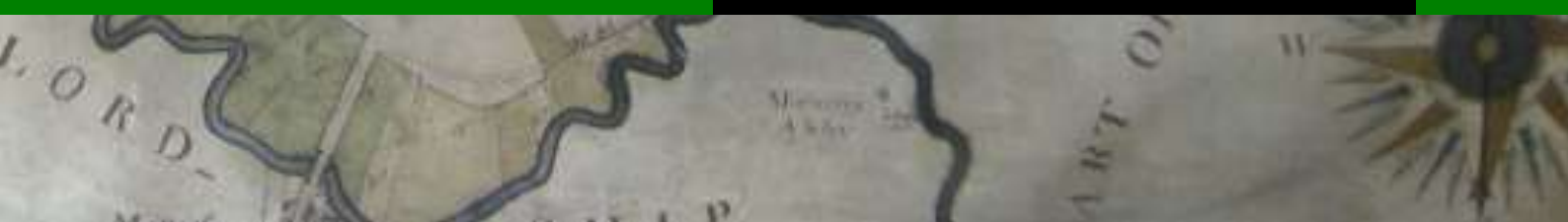
⁵ Including for example, buildings of local architectural or historic interest, areas of archaeological significance, and unregistered parks and gardens.

⁶ Bassetlaw District Council (2011) *Non-Designated Heritage Assets – Criteria*. Workshop: Bassetlaw DC.

⁷ This is consistent with paragraphs 188-195 of the NPPF.



2. Geographic and historic context



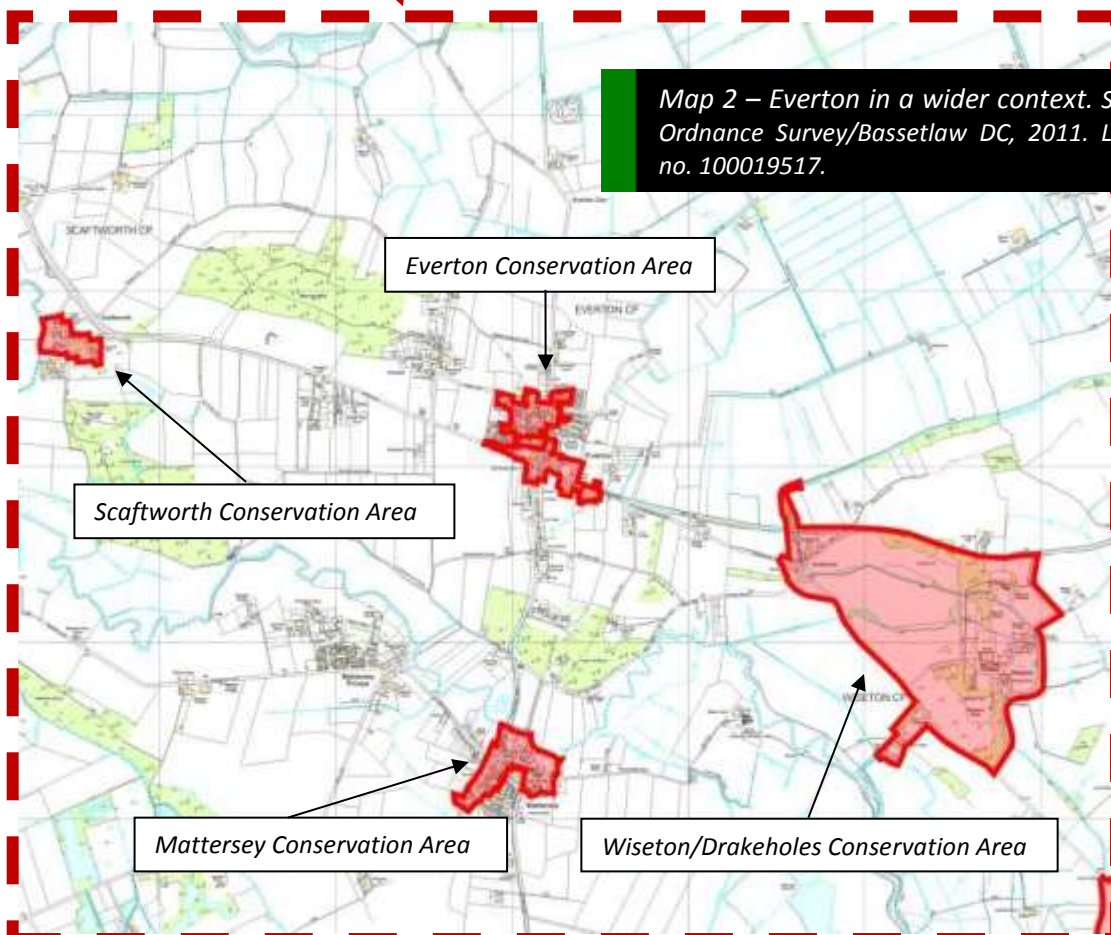
Location and population

- 2.1 Everton is a settlement and civil parish located in the north of Bassetlaw, close to the Nottinghamshire border with South Yorkshire. The village is situated on the Gainsborough/Bawtry Road (A631), which runs east-west through the village. Scaftworth and Bawtry sit to the west and Drakeholes and Gringley on the Hill are to the east. Most of the village was originally centred to the north of the A631 around the parish church (Holy Trinity) with a small amount of development lining the road. Heading northwards out of the village, High Street becomes Everton Sluice Lane en route to Everton Carr.



- 2.2 Nearby Bawtry is an important medieval settlement and former port on the River Idle. The East Coast Mainline runs along a viaduct north-south on the east side of Bawtry.

- 2.3 Between Bawtry and Everton are the estate village of Scaftworth and the remains of a former Roman fort (remnants of the fort can be seen in the ground to the north of the road).

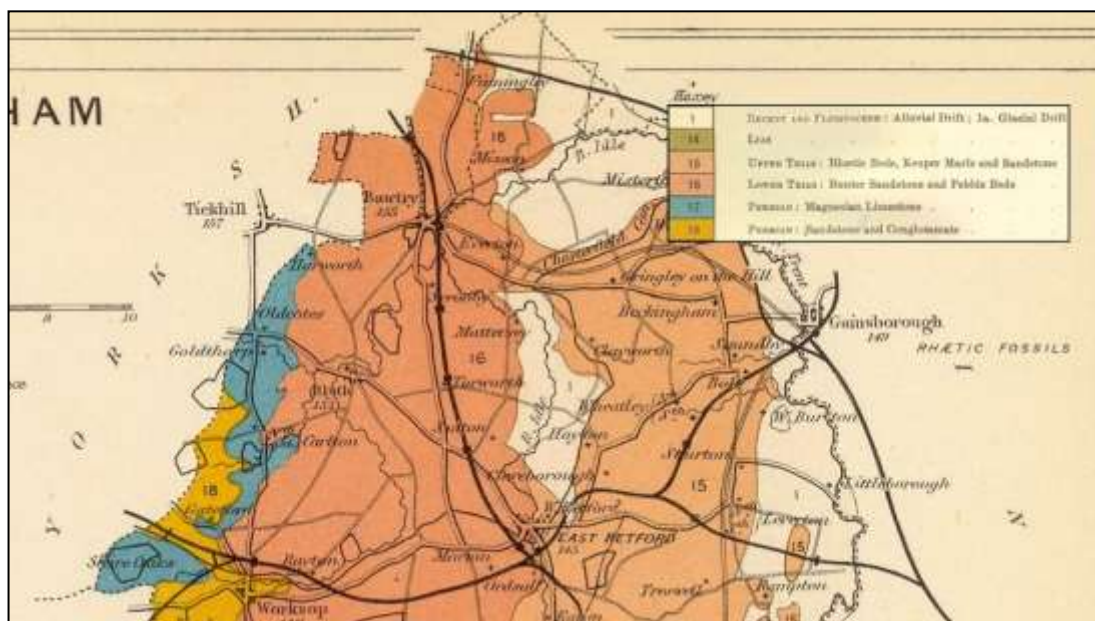


Map 2 – Everton in a wider context. Source: Ordnance Survey/Bassetlaw DC, 2011. Licence no. 100019517.

- 2.4 A mile south of Everton is the village of Mattersey. Here the River Idle winds its way around the north side of the village, before running north-west towards Bawtry.
- 2.5 The significant estate lands of Wiseton are situated to the east.
- 2.6 The hamlet of Harwell is situated close to Everton to the northwest.
- 2.7 There are approximately 770 residents within the Parish of Everton⁸. Everton possesses a parish church, primary school, allotments, 2 public houses and other service/retail provision. The surrounding area is predominantly characterised by dispersed farmsteads and fields.

Landscape setting and topography

- 2.8 Everton is built on the higher ground within a wide horseshoe bend of the River Idle. To the north, the low flat Carr lands stretch into Yorkshire. This landscape originally formed the southern portion of a large tract of flat marsh land, some 70,000 acres in extent, historically known as the *Levels of Hatfield Chase*⁹. The Nottinghamshire portion of the Carrs extends from Bawtry to the River Trent across the parishes of Scaftworth, Everton, Gringley, Misson, Misterton, Walkeringham and West Stockwith.



Map 3: Extract from Ian West's Geological Map of Nottinghamshire (2001), based on Woodward's "Stanford's Geological Atlas" (1904) and "Reynold's Geological Atlas" (1860 and 1889). Source: University of Southampton website, <http://www.soton.ac.uk/~imw/Geology-Britain.htm> [accessed 2011].

⁸ Census 2006, mid-estimates.

⁹ Gill (1909).

- 2.9 Everton Parish lies in a geological landscape that is closely associated with a broad belt of Triassic rocks that run northwards through Bassetlaw, generally comprising Bunter Sandstone (a mixture of reddish and greenish sandstone with rounded pebbles). Eastwards, the geology is better characterised by Waterstones (thinly bedded sandstones between layers of mudstone) and Mercian Mudstone¹⁰ (stratified reddish mudstone with gypsum and hard sandstone). These formations are overlaid by alluvial and fluvio-glacial drift (see map 3 above). Soils are predominantly sandy, with dark brown stony clay loam or clay.

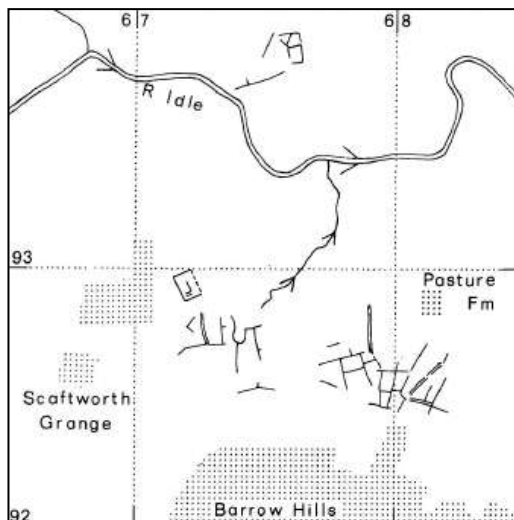


Map 4: Drainage changes to the Levels of Hatfield Chase.

Source:

http://upload.wikimedia.org/wikipedia/en/6/68/Hatfield_Chase.JPG [accessed 2011].

- 2.10 The Idle valley landscape extends out into the Humber-head levels and originates from a southern extension to Lake Humber that was created during the last Ice Age (approximately 18,000 years ago) when ice sheets blocked the Humber¹¹. When the ice sheets retreated, watercourses that remained were uneven and flowed vein like across a now empty lake floor. As the sea level was similar to



Map 5: Examples of field enclosures from the Iron Age and early medieval era. Source: Riley (1980).

that of the North Sea, these rivers and streams deposited silts over the area until the latter stages of the Ice Age when drainage allowed rivers to become single channelled before being reversed with alluvium being deposited and peat developing, this being about 7000 years ago when sea levels rose and drainage of the Idle area slowed or was hampered. This was effectively the start of a marsh and fen landscape that did not fully develop until the later Romano-British period¹². Hunter-gatherer communities of the Palaeolithic and Mesolithic, of which there is some archaeological evidence in the wider area, would have lived in a landscape of wetlands and wooded areas on the higher grounds.

¹⁰ Also known as Keuper Marl.

¹¹ Bishop (2000a).

¹² Ibid: 2.

Chase in Yorkshire and the Isle of Axholme in Lincolnshire. Indeed, the low-lying areas around the River Idle and Carr lands, which were largely less than 20 feet above sea level, were a morass of bogs and swamps until the early seventeenth century when the Dutch engineer Cornelius Vermuyden, was engaged to carry out substantial drainage to the wider area¹⁵. Works included the embankment of the Idle (as well as other rivers such as the Ouse and Trent), the erection of flood gates and the diversion of watercourses into controlled channels. The best example of this was the dam at *Idle Stop* where the Idle waters were diverted along the Bycarrs Dyke¹⁶. A barrier bank was constructed on the northern edge of this channel for approximately 5 miles from the dam to West Stockwith.

- 2.13 Vermuyden's drainage works not only sought to prevent flooding but also provided Everton and other settlements in the Carr lands with intensive farming capacity. Not everyone was completely satisfied with the drainage scheme, however, which resulted in a series of court cases and periods of local strife¹⁷. A navigable sluice was built at Misterton Soss by Vermuyden's nephew, John Liens, between 1629 and 1630, to prevent water from the Trent flooding the land to the south of Bycarrs Dyke¹⁸. In addition, a drainage channel called the *New Idle River* was constructed in a straight line from Idle Stop to Dirtiness¹⁹.

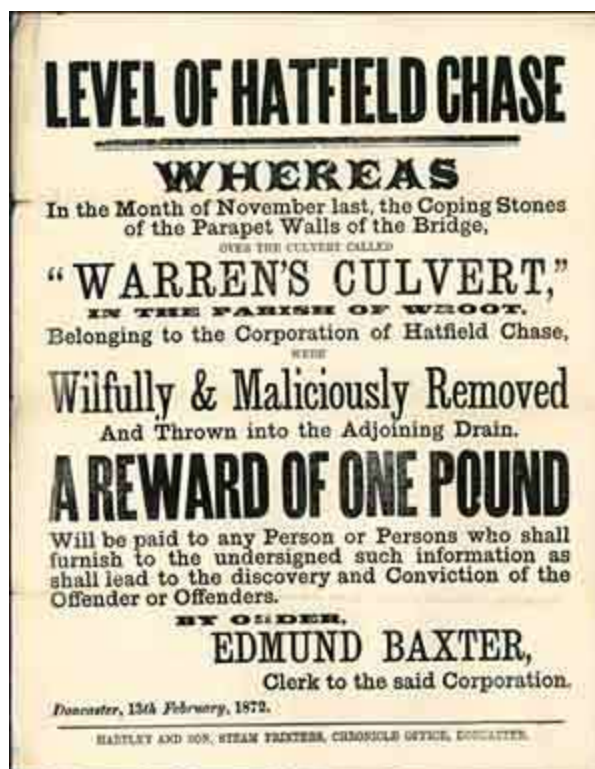


Figure 2.1: Notice by the Hatfield Chase Corporation offering a reward to catch vandals damaging wall parapets in the 1870s. Source: <http://www.nottingham.ac.uk/manuscriptsandspecialcollections/collectionsindepth/water/hatfieldchase.aspx> [accessed 2/11/11].

¹⁵ Vermuyden was formally appointed by Charles I to drain Hatfield Chase in 1626. Work began immediately and was completed within 2 years at a cost of £400,000. The newly-drained land was divided between the Crown, Vermuyden and existing tenants claiming right of Common. To fund the scheme, Vermuyden's land was sold to a number of partners known as the Participants who paid a tax on their 'scotted land'.

¹⁶ Bycarrs Dyke is thought to have been a Roman navigation channel, which joined the River Trent at West Stockwith.

¹⁷ A Court of Sewers for the Level of Hatfield Chase was established by Royal Warrant overseeing all issues relating to drainage, including enforcement against Participants. In addition, historical references from the English Civil War period suggest that some people from the Isle of Axholme took to vandalizing enclosed land owned by the Participants and broke down Misterton sluice and the Snow Sewer flood gates, causing widespread flooding and damage estimated at £20,000.

¹⁸ Liens new sluice was a direct result of legal action.

¹⁹ This crossed the Torne by a tunnel at Tunnel Pits, about half way along its course. From Dirtiness, it was routed to the east to Hirst, where it was joined by the new course of the Torne, and the two channels ran parallel to an outfall at Althorpe on the Trent.

- 2.14 The common lands in Everton were enclosed after 1760. This amounted to an area of some 1300 acres in Everton Commons, allowing for the construction of a new network of main drains, including Toft Carr Drain, the Great Drain and Walker Drain. These were linked to a series of minor ditches and drains. The Enclosure Awards reveal a grid-iron pattern of fields divided by ditches rather than hedges. To help sustain the new enclosed common lands, a ‘*substantial wind engine*’ (windmill) was commissioned to remove excess water²⁰.



Map 7: A map of the Carrs to the north of Everton by George Kelk (1773). Source: Nottinghamshire County Archives, 2011.

- 2.15 The Carr lands continued to be enclosed into the nineteenth century in tandem with continuing drainage strategies to improve the agricultural efficiency of the land²¹. In 1829 a steam-driven pumping engine was employed at Misterton Soss, replacing the function of the earlier windmill. Water was controlled by the pumping station along a large drainage ditch called the Mother Drain, which runs parallel to the Idle before reaching West Stockwith²². In 1860, a Drainage Act was passed to further improve water control at Everton and the wider Carr lands.

²⁰ Weir (1991): page 46. This may have been the windmill annotated with the term *pumping* on nineteenth century maps to the southwest of Home Farm at Wiseton.

²¹ Further drainage and land cultivation was permitted through acts of Parliament passed in 1796, 1801 and 1813.

²² This was constructed between 1796 and 1801 by the engineer Thomas Dyson. The Misterton Soss Pumping station comprised 2 pumps and is the first example of steam engines being used for land drainage outside of the Fens. The first station, called *Kate*, was built in 1828 and used a 40 horsepower beam engine, driving a 34-foot scoop wheel. The wheel was replaced by a centrifugal pump in 1890 and the beam engine was replaced by a 135-horsepower twin cylinder steam engine in 1895. The second pump, called *Ada*, was built in 1839 and its scoop wheel was powered by a beam

- 2.16 Many of the outlying farmsteads date from the eighteenth and nineteenth centuries and are testament to the success of the drainage programme. Everton Carr Farm, for example, was situated at the northern tip of the parish at a point 'perilously close to the River Idle'²³. One of the most significant proprietors in the area during the eighteenth century was Jonathan Acklom who set about building a significant number of farms, each designed to blend in with the newly rebuilt Wiseton Hall. Although the hall has since been demolished, examples of significant farms close to Everton include Blaco Hill and Pusto Hill Farm.



Figure 2.2: Pusto Hill Farm, south-east of Everton, is a good example of Acklom's farm building. Source: Images of England, 2011.

- 2.17 Today, the landform of the Everton area is quite steeply undulating towards the south becoming gentler as it rises towards the higher ground of Barrow Hills in the northwest. Open views are afforded to both the east and west and towards wooded skylines in the north and south.



Figure 2.3: Barrow Hills. Source: Bassetlaw DC, 2008.

- 2.18 Arable farmland dominates the landscape with small pockets of pastoral and areas of rough grazing. Woodland is a prominent landscape feature and comprises Barrow Hills Plantation (including the Disused Barrow Hills Sand Pit adjacent to Harwell), Lings Wood and Warren Plantation, all of which are areas of geological or biological interest. Field boundaries are predominantly hawthorn hedgerows. A nursery is located at the edge of Everton containing a small willow coppice and Christmas tree plantation. Several isolated farms are dotted across the Parish.

engine supplied by Booth & Co (Park Ironworks in Sheffield). Both pumps became redundant in 1941 after a new pumping station was built at Gringley.

²³ Weir (1991): 46.

Origins and historic development

2.19 The area has occasional evidence of prehistoric people. Archaeological spot finds from both the Palaeolithic and Bronze Age have been discovered within Everton Parish, for example.

2.20 The Romans constructed a fort at Scaftworth east of the River Idle flood barrier bank at Bawtry. The position of the fort may owe significance to the Idle, noting that Bawtry was an inland port up until the later eighteenth century when the Chesterfield Canal became a principal trade route to the Trent. The remnants of the fort can be located on sandy land a short distance from where the river is crossed by the line of Tillbridge Lane and the eighteenth century flood barrier known as *Donkey Bank/Commissioners Bank*. Excavation work in the 1950s revealed fourth century pottery shards and a bronze imitation *siliqua* (silver coin) of Julian (Emperor Augustus, 360-363 A.D.)²⁴. The encampment was triple ditched, the inner ditched area being roughly 0.36 hectares²⁵.

2.21 It is not known whether the Scaftworth site was simply a temporary marching camp or a sustained fort, but it does illustrate the local importance of the Roman Road in the stretch between Littleborough and Doncaster. It has generally been accepted that this road (Iter V of the Antonine Itinerary) from Lindum (Lincoln) to Eboracum (York) was constructed in or around AD 70 during the early stages of the conquest of the Brigantes. The precise crossing over the Idle floodplain was discovered and excavated during the 1980s (by the University of Sheffield) and in 1995 a full-scale assessment was carried out as part of the Humber Wetlands Survey. This revealed not one but two roads, both crossing the Idle floodplain but with slightly different alignments. The first road consisted of a timber and turf construction, probably carried out by legionary soldiers. A second road replaced the timber and turf construction during or after the third century AD and consisted of "alignments of oak pegs on either



Figure 2.4: A geophysical survey of the Roman fort at Scaftworth (undertaken in 1995). Source: www.eng-h.gov.uk/reports/scaftworth [accessed January 2011].



Figure 2.5: Artistic impression of the first road which was constructed of wood (alder and willow/poplar trees) and turves (a mat of grass). Archaeological evidence of the remains beneath this road suggests that the area was very wet. Source: Hull University, www2.hull.ac.uk/.../humberheadlevels.aspx [accessed January 2011].

²⁴ Bartlett and Riley (1958).

²⁵ Riley (1980).

side of the road, with a gravel body in between, possibly raising the surface to create a causeway over the floodplain” (University of Hull, 2010). In the early medieval period, the river spread the gravel out, resulting in a wide gravel ridge (perhaps 18 metres or so across). The recovery of a leather shoe sole dating to the fifth century suggests that this ridge was used well into the later medieval period as a route to cross the Idle.



Figure 2.6: Archaeological finds from Everton. A bracelet made from twisted silver wire (left) from the 10th or 11th century and a bronze Romano-British period brooch (right) with baluster shaped cross bar with grooved line decoration. Source: Bassetlaw Museum, 2011.

- 2.22 The route of the A631 through the village of Everton is believed to be along the line of the Roman road from Littleborough, which runs northwest in a straight line from the River Trent through Sturton le Steeple, Wheatley, Clayworth and Drakeholes²⁶. Nearby to the Roman route between Everton and Drakeholes, Romano-British period artefacts have been found, including a bronze brooch (see figure 2.6 above) and coins from the second century. In addition, historical references have cited artefacts discovered during the enclosure of Everton Common, including part of a spear and fragments of an urn, assuming them to have been associated with the Romano-British period²⁷.



Figure 2.7: Tympanum at Holy Trinity Church. Source: <http://www.crsbi.ac.uk/search/county/site/imagePopup/ed-nt-evert/t24255.html> [accessed January 2012].

- 2.23 Pre-Conquest archaeological evidence from Everton includes a penny of Aethelred II (978-985) and a twisted silver wire bracelet associated with the Scandinavian presence (tenth/early eleventh century). Holy Trinity Church contains a

²⁶ After Drakeholes, the Roman road follows the line of the Old Gainsborough Road to Everton.

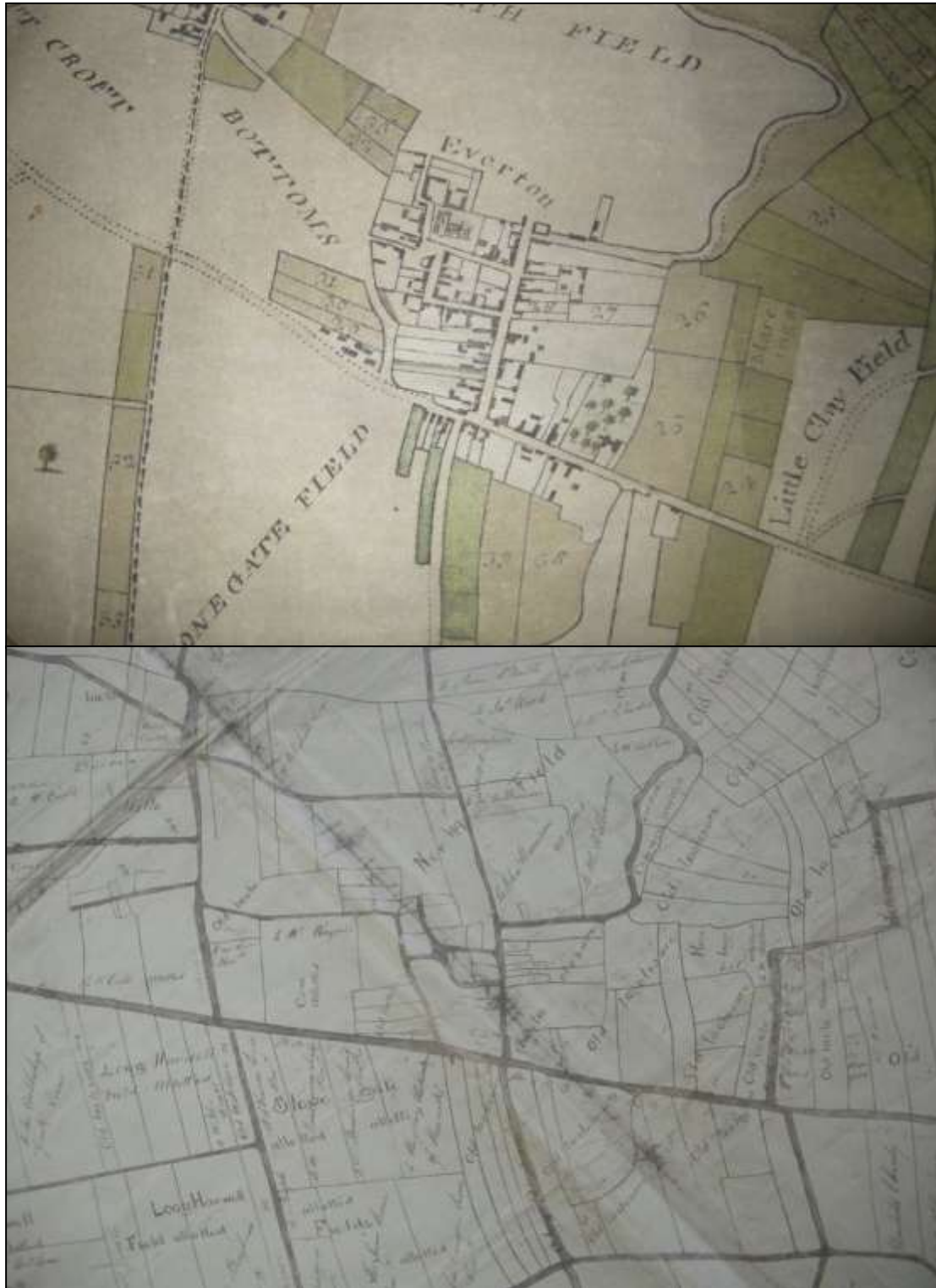
²⁷ White (1832): 340.

tympanum (south side) which has a Viking influence with two ‘horse-like dragons seemingly licking each other’s muzzles’²⁸. Although this architectural feature is eleventh century, it reflects the continuity of settlement from the early historic period into the Post-Conquest period.



Map 8: Everton Lordship in 1760. Source: Nottinghamshire County Archives, 2011.

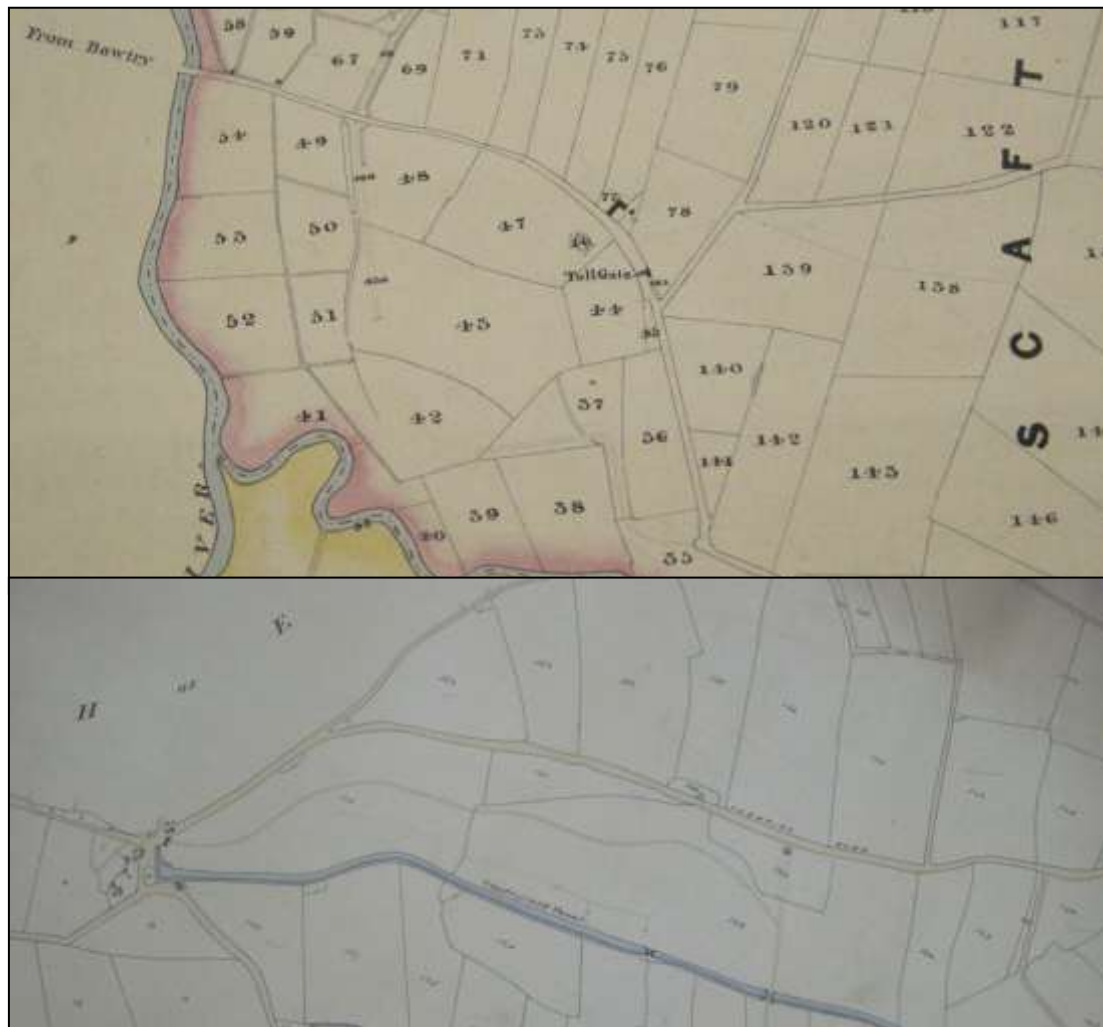
²⁸ Pevsner (2003): 124.



Map 9: Map of the Lordship of Everton Parish (top) and Enclosure Awards (bottom), both 1760.
Source: Nottinghamshire County Archives, 2011.

- 2.24 In a charter dated 958, King Edgar granted lands between the rivers Idle and Ryton, including Everton and Scaftworth, to Oscytel, Archbishop of York. The Domesday Book (1086) refers to *Evretone* in the North Clay Wapentake as a settlement of 38 freemen and 18 villagers (20 smallholders had 25 ploughs), all under the lordship of Roger de Busli and the Archbishop of York. Like most local North Nottinghamshire

villages, the productive land identified included meadows, woodland and ploughed land. The village name is a Saxon derivation, possibly meaning the *tun or farmstead of Eofer*²⁹ or *place of the wild boar*. In 1258 during the reign of King Henry II, Sewall, Archbishop of York ordained that the vicar of Everton should have the whole land of the church, with an enclosure in Harwell and the tithe of the hay beyond the town of Scaftworth, directly towards Bawtry³⁰. Roger de Wengham secured the priesthood at Holy Trinity in 1280 under the patronage of Sir Percival de Lavanna, sacrist of the chapel of St Mary and the Holy Angels, York. He was entitled to cultivate the glebe lands at Everton, as well as receiving dues for baptisms, weddings and one tenth (tithe) of the produce of each parishioner³¹. A procession of priests succeeded de Wengham throughout the medieval era.



Map 10: Location of the toll gate (top), to the west of Everton near Scaftworth. The turnpike road ran eastwards through Everton to Drakeholes and Gringley (bottom). Source: Nottinghamshire County Archives, 2011.

- 2.25 Lay subsidy tax returns of 1334 provide a figure of £2 15s 8½d for Everton, suggesting a modest size and wealth of the village compared to other villages

²⁹ Mutschmann (1913).

³⁰ Throsby (1796).

³¹ Berry (2002).

nearby. The settlement of the fourteenth century was largely focussed around the Church of Holy Trinity, although it is probable that the numerous red brick farmsteads seen today along Bawtry/Gainsborough Road were built on older toft and croft plots, being 'strung out along the main road in the medieval style'³².

2.26 The church register dates from the year 1567 and suggests a continuity of settlement size into the post-medieval era. This view is reinforced by the layout of the village shown on the Enclosure Awards map from 1760, suggesting a well-established series of farmsteads along the old Roman highway (see map 8). In addition, evidence of medieval strip fields can still be traced in crop marks on Tethering Lane, north of Gainsborough Road to the east of the village³³.

2.27 Despite extensive drainage from the seventeenth century and significant enclosure in the latter half of the eighteenth century, there remained large swathes of marshes to the northwest of Everton. Turnpike legislation in this period led to road improvements throughout the area and a toll gate was established north of Scaftworth (see map 10 above). Holly House toll bar (1765) occupied nine perches³⁴ and continued to take tolls until 1858. The adjacent fields were known as Tollbar Common. In addition, a roadway into the Carrs from Harwell led to a ferry across the Idle to the *Needless Inn* at Newington.

2.28 The common land in Everton was enclosed in 1760 and in Scaftworth in 1773. The rectorial tithes of the new enclosures in Everton Parish were commuted for an allotment given to Lord Charles Cavendish who had been impropiator³⁵ before 1830. At the same time the vicarial tithes of the whole Parish were redeemed by two allotments of 90 acres in Everton and 15 acres in Scaftworth, besides ten acres of old glebe. The great tithes continued to be paid on all the old enclosures in the Parish (including new enclosures at Scaftworth) under the new impropiator William Walton, Esquire, of Stockwith³⁶. By the 1830s, the population of Everton Parish (including Scaftworth and Harwell) amounted to "792 souls, living in 176



Map 11: *Everton Common in 1760. Source: Nottinghamshire County Archives, 2011.*

³² Christian (1974): 135.

³³ Nottinghamshire County Historic Environment Record, 2011.

³⁴ A rod, pole or perch is equivalent to about 30 square yards.

³⁵ An impropiator is usually a lay person in possession of church lands. Allotments were laid out north of the village between Harwell and Everton Sluice Lanes.

³⁶ White's Directory of Nottinghamshire (1832).

houses”³⁷. Notable local land owners during the Georgian period included Jonathan Acklom of Wiseton, his son-in-law Viscount Althorp, Robert Dawson Otter and Thomas Jackson.



Map 12: Tithe map from 1848. Source: Nottinghamshire County Archives, 2011.

2.29 By the 1850s, the Parish of Everton is noted as having a population of 888 and 3,521 acres of land that was chiefly arable³⁸. Wheat, oats and barley were the principal crops. Everton appeared to be thriving and could boast a number of shops and businesses, including a post office³⁹, tailors, butchers, joiners, blacksmiths, nail makers, grocers, shopkeepers, boot/shoe makers, a wheel wright and a surgeon.



Figure 2.8: Elwick the baker, Everton circa 1920. Source: North East Midlands Photographic Record, 2012.

³⁷ Ibid.: 339.

³⁸ Post Office Directory (1855).

³⁹ In 1855, letters arrived at Everton PO at 10am from Bawtry and were dispatched at 4.20pm.

- 2.30 The vicarage at this time (diocese of Lincoln) had a value of £209 and included 110 acres of glebe with a residence next to the church in the gift of Reverend William Byron Metcalfe. The old embattled medieval church that is a landmark within the village was thought to be only “tolerable” to Victorian commentators⁴⁰. The apse and the south transept were added to the Church of Holy Trinity in



Figure 2.9: The Vicarage in 1910. Source: North East Midlands Photographic Record, 2011.

1841 and the building was significantly repaired in 1869 at a cost of £700. The tower had a peal of six bells given in 1870 by Mr Smith of Gordon House.

- 2.31 Into the latter half of the nineteenth century, Everton had an established national school⁴¹ and there remained various charities, the oldest of which is the Magnus Charity. In 1537, Thomas Magnus, Archdeacon of the East Riding of Yorkshire, bequeathed 1851 acres of land, 28 messuages (houses), 11 cottages, 2 gardens, 1 fishery and 2 rent-charges across the borough of Newark at Everton, Harwell, Mattersey, Sandwath (Yorkshire) and a few other places in Nottinghamshire⁴². The former Magnus Cottages adjacent to the Church of Holy Trinity (now Harlington House) are probably amongst the cottages related to this charity. In 1828, the overall Magnus Charity property produced £2380 per annum, although this would decrease into the later nineteenth century. In 1855, there



Figure 2.10: Church of Holy Trinity. Top, the historic grouping comprising the vicarage, church and Magnus Cottages. Bottom, interior arch detail within the church. Source: North East Midlands Photographic Record, 2011.

⁴⁰ John Marius Wilson's *Imperial Gazetteer of England and Wales* (1870-72).

⁴¹ The original school was a tithe barn converted to a school in 1856. By 1885, it was attended by 120 children and supported by a Government grant.

⁴² White's *Gazetteer* (1885).

were charities of £2 15s for bread and the interest of £100 for the relief of women in childbirth annually⁴³.



Map 13: Extract from the 25" County Series map from the late nineteenth century (c.1887) showing the brick and tile works on Gainsborough Road. The Brickmakers' Arms is to the west. Source: Nottingham City Council/Bassetlaw DC, 2011.

- 2.32 The former Wesleyan church on Chapel Lane dates to 1872, although an earlier chapel was built in 1843 on Gainsborough Road⁴⁴. Next to this older chapel was the Brickmakers' Arms (now a house). The weekly carrier to Doncaster went from the Brickmakers' Arms, whilst the Retford carrier went from the Sun Inn at the junction of Mattersey Road.



Figure 2.11: Gainsborough Road in 1916. Source: Bassetlaw Museum, 2011.

⁴³ Post Office Directory (1855).

⁴⁴ White's Directory of Nottinghamshire (1853). Reference to a malthouse on late 19th century maps suggests a possible reuse of the older chapel on Gainsborough Road at the rear of the Brickmakers' Arms after it became redundant.

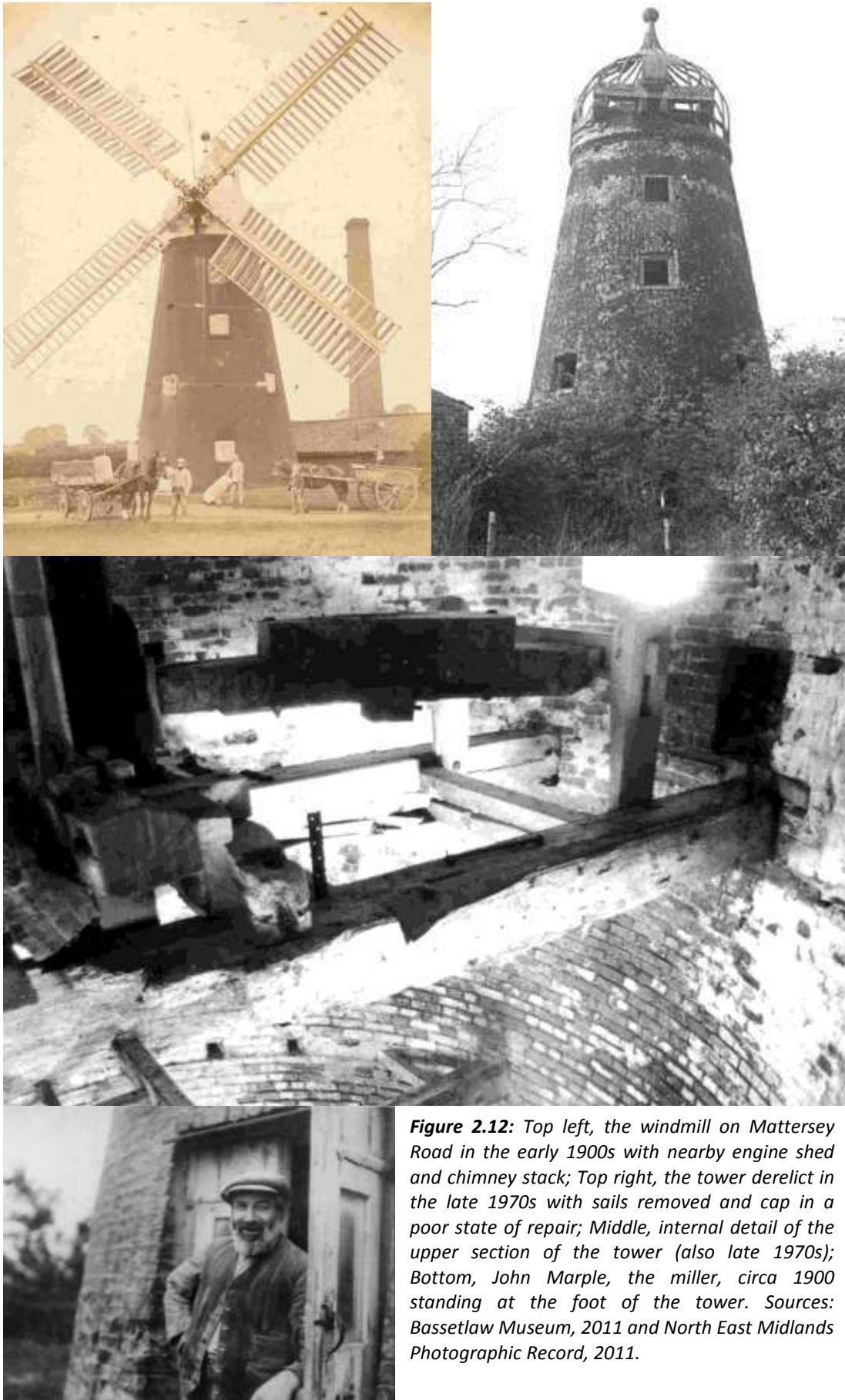
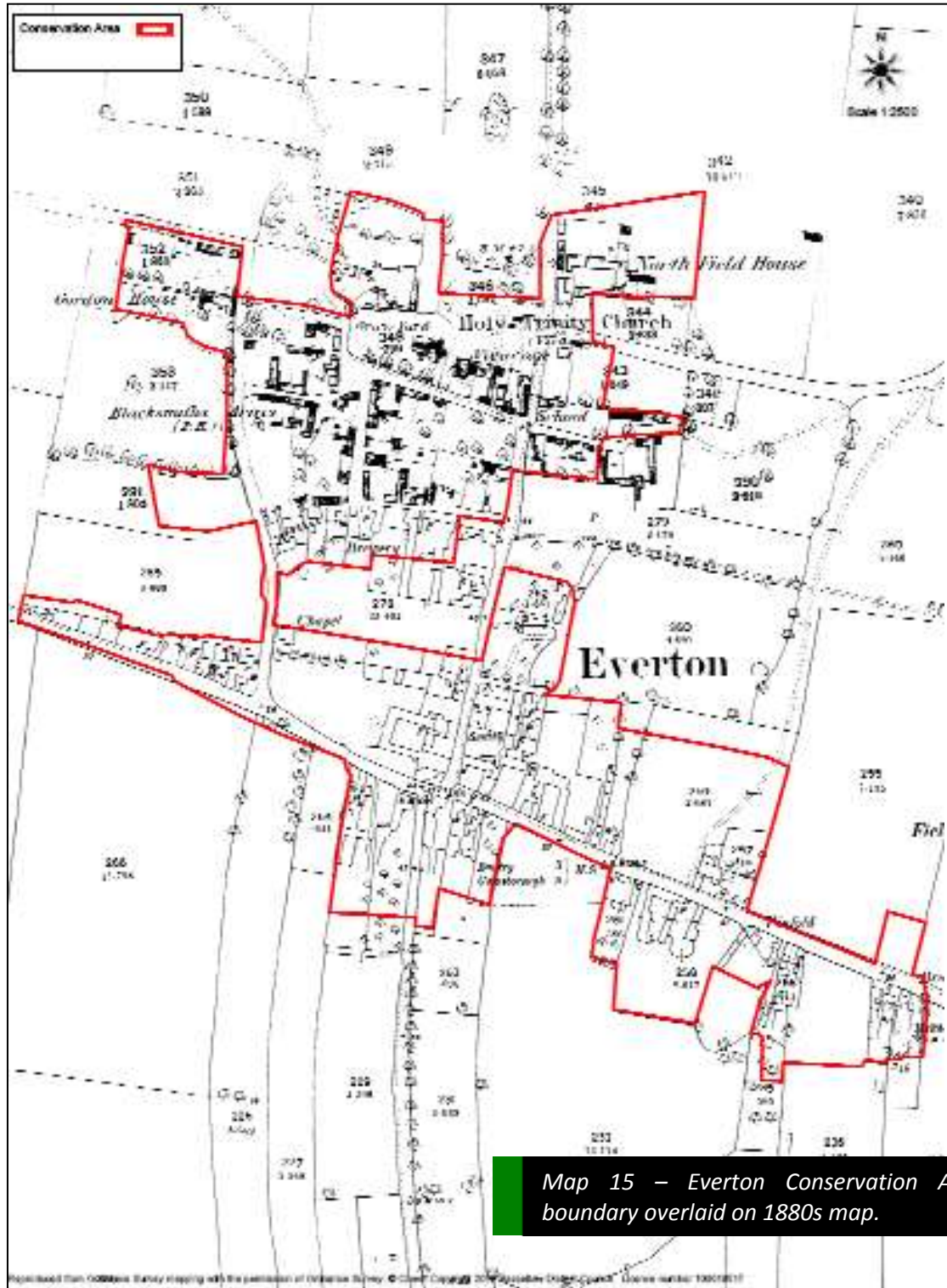


Figure 2.12: Top left, the windmill on Mattersey Road in the early 1900s with nearby engine shed and chimney stack; Top right, the tower derelict in the late 1970s with sails removed and cap in a poor state of repair; Middle, internal detail of the upper section of the tower (also late 1970s); Bottom, John Marple, the miller, circa 1900 standing at the foot of the tower. Sources: Bassetlaw Museum, 2011 and North East Midlands Photographic Record, 2011.



Map 14: Everton in 1875 (top) and 1887 (bottom). Source: Nottingham City Council/Bassetlaw DC, 2011.

- 2.33 A brick and tile yard was well-established on the Gainsborough Road (see map 12)⁴⁵. The dark brown Humber clay gives the distinctive colouration to local bricks and clay pantiles, many of which remain visible on historic buildings in the village and surrounding area. There were also active gravel pits at Everton, reflecting the varied resources available locally.



⁴⁵ The wharf on the north side of the portal tunnel at Drakeholes was used to ship bricks and tiles. The public footpath between here and Everton reflects the historic route.

- 2.34 Everton's industrial heritage is perhaps best exemplified by the former mill on the Mattersey Road, a four-storey brick tower windmill built about 1820. It was sold to farmer James Taylor by Will Templence in 1848. The mill evolved and was worked by steam engines installed in 1898 in a nearby engine house. The mill was closed after 1950, but the mill tower is still standing.

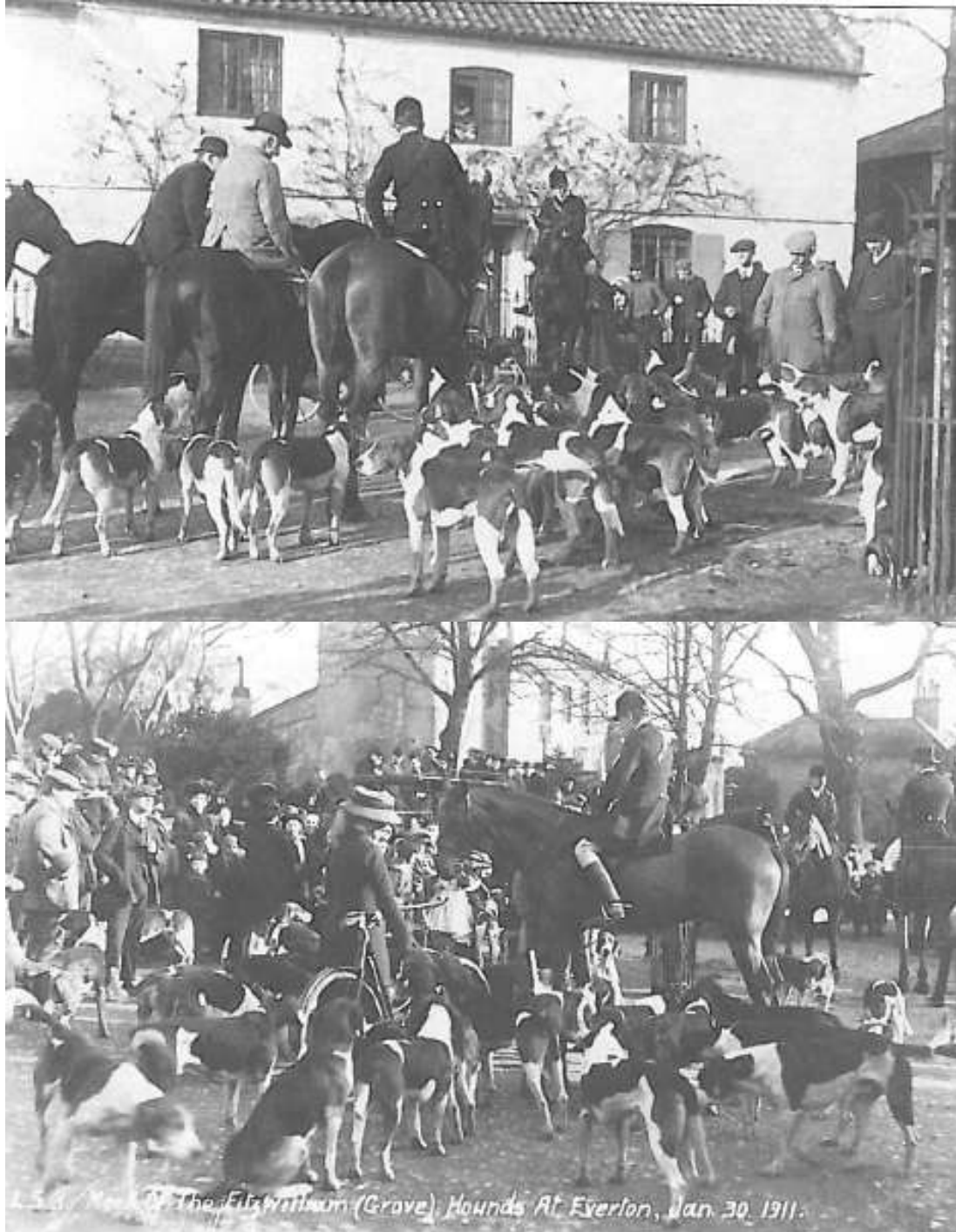


Figure 2.13: The hunting meet of the Fitzwilliam hounds in January 1911 on the green at Everton (Glebe Farmhouse can be seen in the top photograph, the church and vicarage below). Source: Tuffrey, 2003.

- 2.35 A cemetery with a mortuary chapel was laid out on the Mattersey Road (west side) in 1885 at a cost of £231⁴⁶. It is approximately one acre in size and was managed by a burial board with nine members in the late nineteenth century.



Figure 2.14: Left, view eastwards along Church Street in the early 1900s with some boys posing. Source: Tuffrey, 2003.

- 2.36 On the Gainsborough Road, to the west of the old Brickmakers' Arms on the south side of the road, was the location for the old pinfold. Pinfolds are walled enclosures for holding straying livestock. They are a typical example of Nottinghamshire's vernacular built heritage, although few now survive due to changes in farm practices.



Map 16: Extract from the 6" County Series map showing the location of a pinfold on the Gainsborough Road at the end of the 19th century (Hall Farm is on the north side of the road, a short way to the west). Source: Nottingham City Council/Bassetlaw DC, 2011.

⁴⁶ Kelly's Directory 1891: 1049.



Figure 2.15: Aerial photograph of the village looking northwards. The Bawtry/Gainsborough Road runs west-east and Everton Sluice Lane can be seen running northwards out of the village. Source: Dolby, 2000.

- 2.38 The twentieth century saw the village grow significantly and a large band of housing sprang up in the post-war period between the two historic areas (formed by Croft Way/Croft Farm Close, Pine Close/The Willows and Long Meadows- see the contrasting village layouts in map 17). Although this has resulted in a degree of integration in built form, it has effectively truncated the two historic areas in terms of their character. This is most evident with the central band of modern cul-de-sac housing between High Street and Chapel Lane which turns in on itself rather than respecting the historic street character. Conversely, however, this band of modern houses is in itself well-defined and distinct from, ensuring that the historic environment of Everton remains well-defined and broadly intact.

Summary of historic interest:

- **Village with medieval origins and significant post-medieval development.** The Church of Holy Trinity and the toft and croft plots in and around the historic core and on Bawtry-Gainsborough Road reflect this interest;
- **Association with Vermuyden and successive drainage strategies in North Nottinghamshire from the 17th to the 20th centuries.** Everton's settlement pattern from the post-medieval period owes much to the drainage of the Carrs;
- **Roadway significance.** The former Roman Road is an important feature of the landscape. The proximity to the Chesterfield Canal and former coaching inns on Gainsborough Road reflect this interest.

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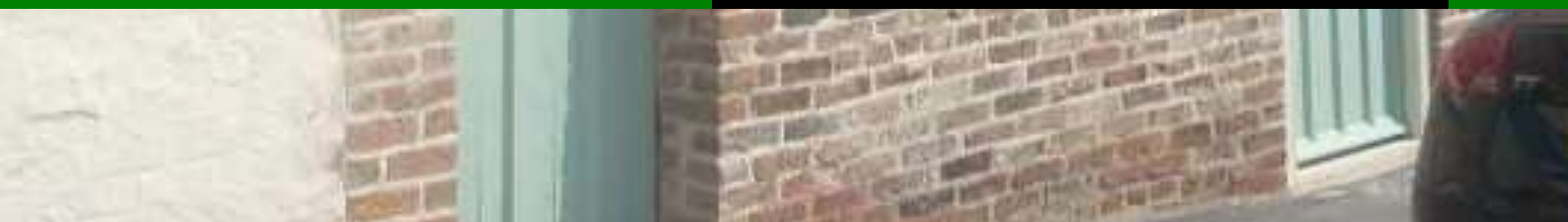
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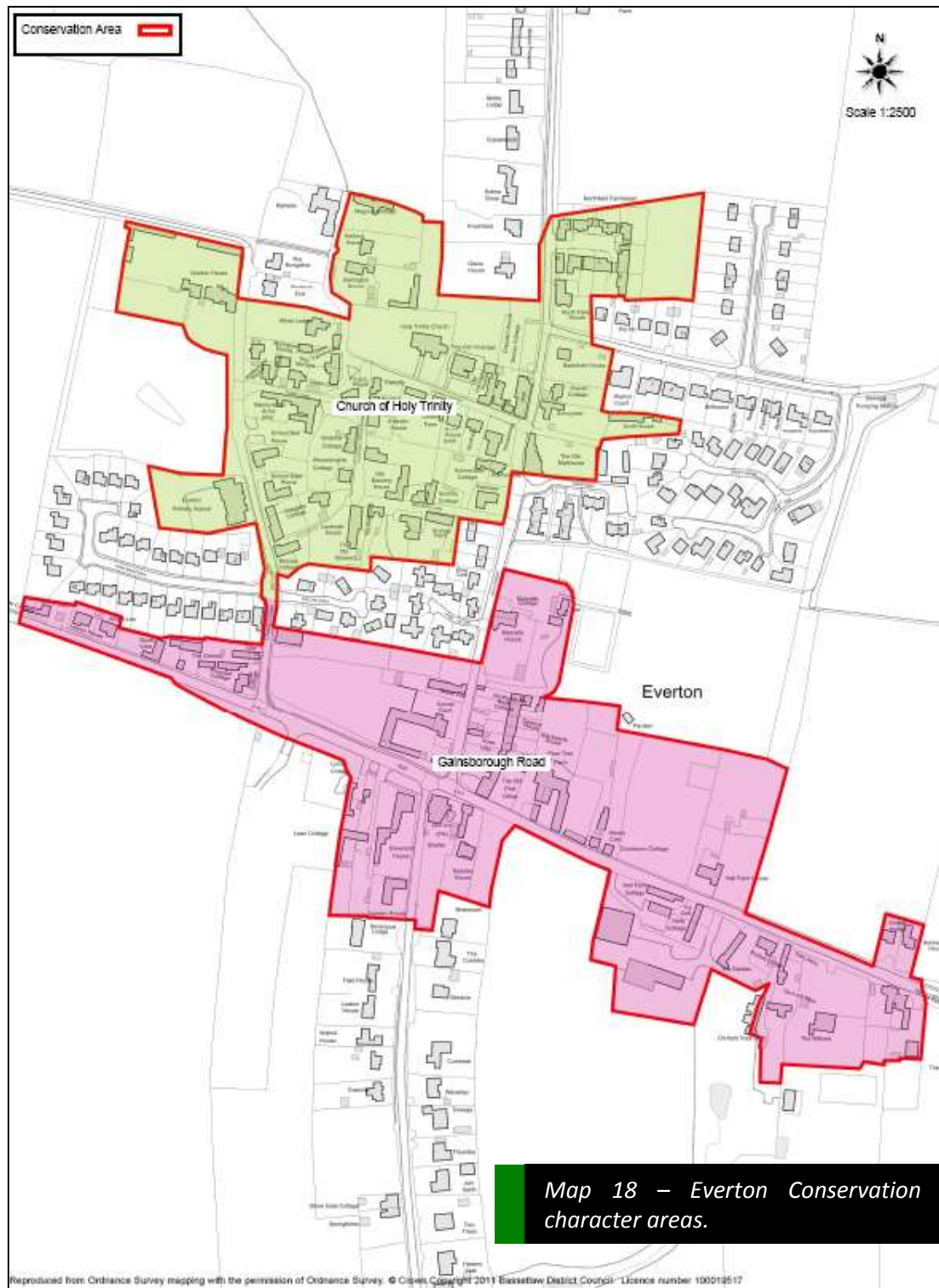


3. Character areas



Character areas

- 3.1 In conservation areas, discernible character areas are often evident. Such areas might be characterised, for example, by Georgian, Victorian or later residential developments, or may reflect original functions and uses such as industrial, commercial, transport or civic related activity.



3.2 Everton Conservation Area can be divided into two character areas:

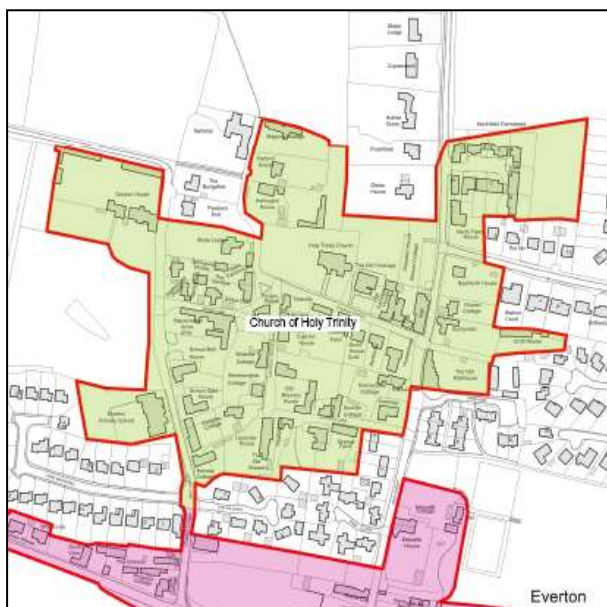
- a) Church of Holy Trinity: This area is focussed on the Church of Holy Trinity, which stands at the north end of the village and dates back to the eleventh century. The churchyard is an important space and the church is a significant landmark in the surrounding area. Historic buildings in the character area predominantly date from the eighteenth century onwards (although older buildings are evident) and are mainly of traditional red brick construction with natural red clay pantile roofs. Buildings are mostly sited within the historic grid pattern of streets which provide an attractive series of views;
- b) Gainsborough Road: This is a distinct character area focussed on the Roman road (now the Gainsborough/Bawtry Road, the A631). The roadway dominates, but is interspersed with clusters of close-knit farmsteads, houses and cottages with positive spaces between them, which retain a close relationship with the rural countryside. The historic buildings predominantly date back to the eighteenth and nineteenth century, usually in red brick with natural clay pantile roofs.

3.3 These character areas illustrate the distinctiveness of Everton's historic environment.

Church of Holy Trinity character area

- 3.4 In addition to the focal church, the character area contains a wealth of historic buildings. The 1760 plan of the Lordship of Everton shows that the historic core of the village was to the south of the Church of Holy Trinity. This is reflected in the tight-knit group of historic buildings near to the church and on the attractive grid network of roads formed by Church Street/Lane, Old Post Office Street, Brewery Lane and Ferry Lane.

- 3.5 The green space and groups of mature trees between the Primary School on Chapel Lane and Gordon House on Harwell Lane reflects the historic open landscape character that historically existed on this side of the village.



Map 19: Church of Holy Trinity Character Area. Source: Ordnance Survey, 2010 (Licence number 100019517).

- 3.6 To the south and east, post-war building has created a firm buffer zone for the character area. High Street/Everton Sluice Lane northwards contains a well-defined group of historic buildings.
- 3.7 Overall, the character area is distinctive and contains many positive historic and architectural features of interest.

Layout & plan form

- 3.8 The Church of Holy Trinity is the focus of the historic core of Everton. The church itself is a Grade II* listed building and a landmark in and around the village.

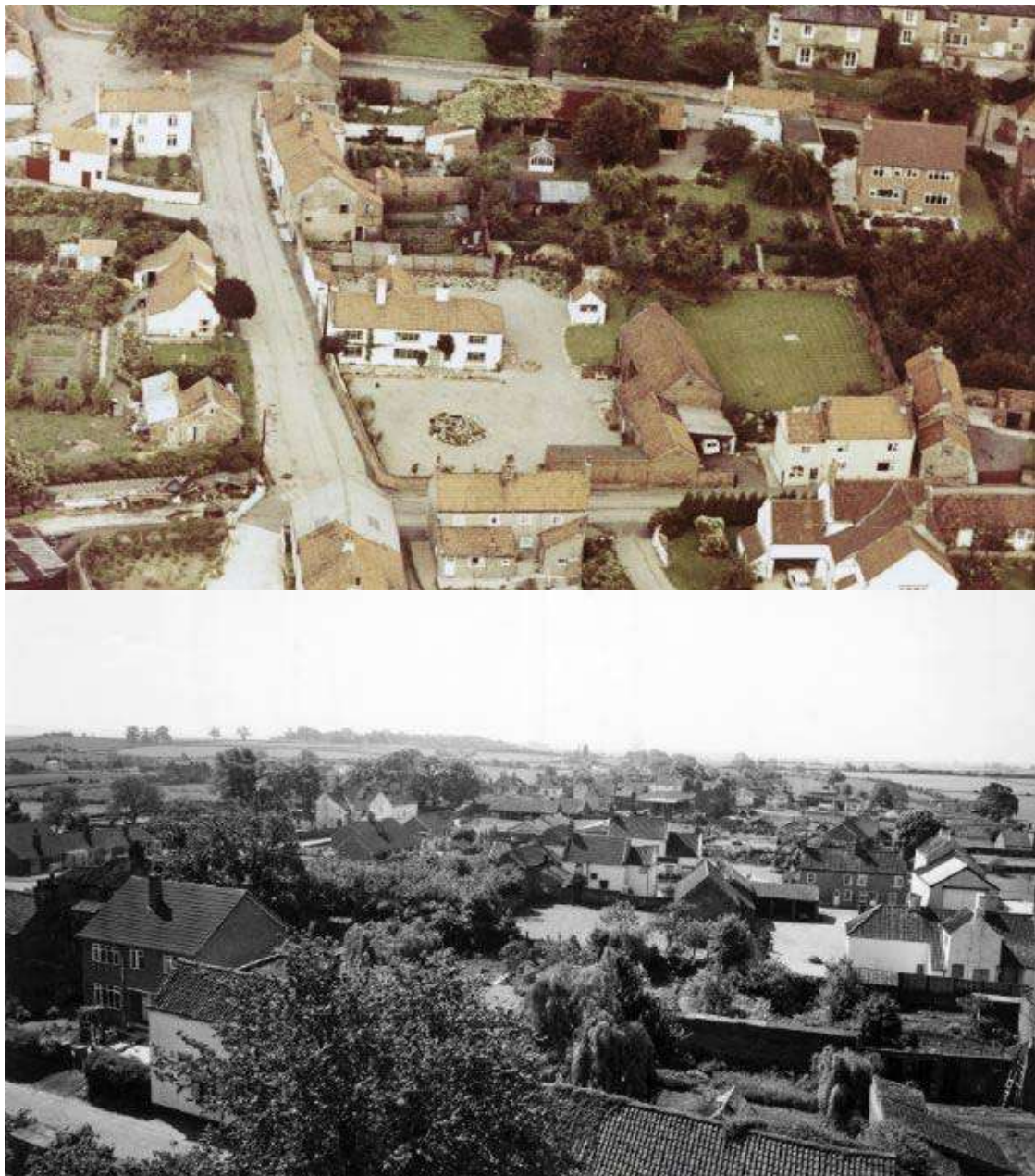


Figure 3.1: Settlement layout. Top, aerial view of Old Post Office Street in the late 1960s or early 1970s. Note the regular form of brick and pantile buildings. Bottom, looking south over the village from the church tower. Source: North East Midlands Photographic Record, 2011.



Figure 3.2: Brewery Lane (top) in the early 1900s. Middle and bottom, comparison of Old Post Office Street between 1900 and today. Sources: Tuffrey, 2003 and Bassetlaw DC, 2011.

- 3.9 The rectilinear plan of the church and churchyard is complimented by a distinctive square street grid between High Street and Chapel Lane, including Brewery Lane, Church Street/Lane, Old Post Office Street and Ferry Lane. This network of streets and lanes contains many historic buildings.
- 3.10 A small characterful green is located at the junction of Church Street/Lane, Old Post Office Street and Ferry Lane.
- 3.11 Heading northwards along High Street into the Carrs (beyond Roe Lane) is Everton Sluice Lane.



Map 20: The historic core of Everton. Top left, 1760 estate map. Top right, 1848 tithe map. Bottom, 1912-18 County Series map. Sources: Nottinghamshire County Archives, 2012 & Nottingham City Council/Bassetlaw DC, 2012.

- 3.12 On the west side of the character area, Harwell Lane turns westwards towards the small hamlet of its namesake. Chapel Lane continues southwards into the Gainsborough Road character area and includes the school and a handful of historic cottages.
- 3.13 The churchyard is a key space within the character area and is in itself a large historic plot. The Church of Holy Trinity is situated on a traditional east-west orientation in the eastern half of the yard and consists of a nave, chancel (with apsidal sanctuary), south transept, south porch and a north aisle.



Figure 3.3: High Street/Everton Sluice Lane becomes more dispersed northwards. Top, Bashforth House and on the other side of Roe Lane, North Field House, both enjoy south facing views. Bottom, view towards the church tower on Roe Lane. Source: North East Midlands Photographic Record, 2011.

- 3.14 Other than the church and a handful of polite houses such as the former vicarage, White Lodge and Croft House, the historic layout of the area is predominantly

characterised by cottages that front directly onto the street, often close to the highway and generally in rectilinear plan forms. This is exemplified by historic houses and cottages on Old Post Office Street and around the green. This results in a close-knit arrangement of buildings that are intimate with the street.



Figure 3.4: Cottage layout, form and scale are an important character element of the conservation area. Top, view of Glebe Farmhouse and the green, with the gable end of Oakville on the left. Bottom, Wisteria Cottage on Old Post Office Street. Note the characterful catslide dormers. Source: Bassetlaw DC, 2012.

- 3.15 Buildings are occasionally laid out gable-end facing the street, including, for example, the village hall and more generally, barns and outbuildings. Indeed, older buildings within former toft and croft plots often possess service wings and outbuildings that run perpendicular and/or enclose yards. The network of lanes around the green provides attractive views of cottages (see figure 3.4 for example).
- 3.16 Prior to the 1800s, the road to Harwell (now Chapel Lane) was predominantly open to Bottoms Field on the west side of the village and contained only a handful of buildings⁴⁷. There remain a cluster of historic cottages facing onto the street on the east side of Chapel Lane before Ferry Lane.
- 3.17 The school buildings on Chapel Lane (west side) are laid out close to the street with characterful projecting gables and bow top railings.



Figure 3.5: Looking north towards North Field Farm. Source: North East Midlands Photographic Record, 2011.

- 3.18 Northwards at the periphery of the village, the elongated gabled forms of Gordon House and a north barn range sit within the road corner of Harwell Lane. Opposite Gordon House, White Lodge is a significant Georgian dwelling set well back from the road at the end of a long drive.
- 3.19 On the east side of the village, High Street contains clusters of historic buildings. The area around the junction with Church Street, for example, includes the elongated linear form of a former malthouse (east side of High Street and perpendicular along

⁴⁷ The name *Chapel Lane* relates to the construction of the Wesleyan Chapel built in 1872.

Carr View), the village hall, and to the east at a right angle to the road, a fine Georgian town house called Croft House⁴⁸.

- 3.20 Further northwards, the settlement pattern becomes dispersed along Everton Sluice Lane with North Field Farm reinforcing the historic rural character of the village margin. The land to the north of this farmstead remains open although post-war ribbon development stretches along the west side of the roadway. To the east of North Field Farm is a green meadow buffer with a 1930s council house cul-de-sac on Windyridge.



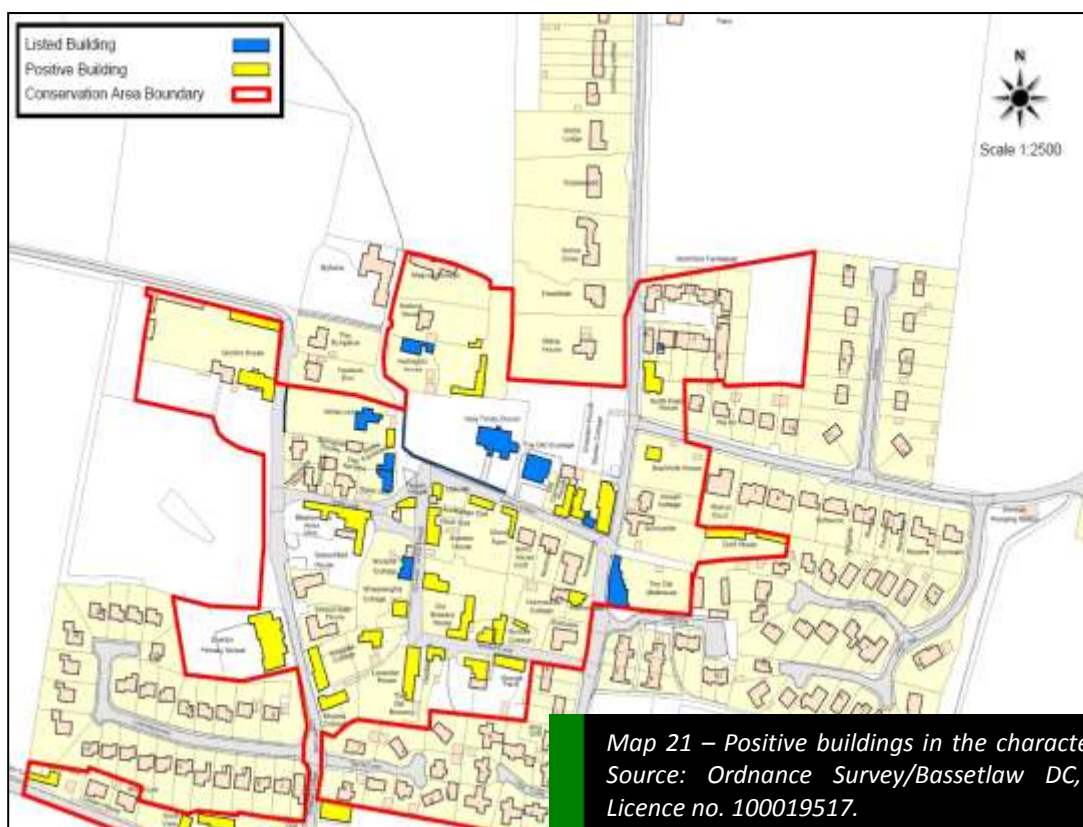
Figure 3.6: Fields north of North Field Farm. Source: Bassetlaw DC, 2011.

- 3.21 Outside of the conservation area, twentieth century development on Roe Lane and along the west side of Everton Sluice Lane has brought a degree of regularity to the built form, although these external areas generally remain distinct from the cohesive building layout and plan form of the conservation area (see figure 3.3). Open countryside beyond North Field Farm reinforces the rural character of the conservation area (shown in figure 3.6 above).
- 3.22 To the south, modern housing forms a belt between High Street and Chapel Lane. This area is very different from the historic plan form and layout of the character area, reinforcing the conservation area's special historic and architectural interest.
- 3.23 Overall, buildings around the grid pattern of streets in the historic core provide an attractive setting to the focal church and churchyard. The traditional layout of plots contributes positively to the significance of the character area.

⁴⁸ An historic trackway ran east to Tethering Lane from Croft House. To the south of Croft House is an attractive gated entrance that appears to have led into the stackyard of a farmstead.

Architecture: buildings & materials

- 3.24 There are a number of significant buildings within the character area, some of which are listed and of national significance. Buildings identified as heritage assets within the character area are identified on map 21⁴⁹.



- 3.25 Historic buildings in the character area predominantly date from the eighteenth and nineteenth centuries, although older buildings do survive⁵⁰. Historic buildings are typically red brick with natural red clay pantile roofs, probably sourced from the local brick and tile yard on Gainsborough Road.
- 3.26 Many cottages have been painted (generally white or off-white), with some rendered (although this is not necessarily a positive historic trend).

⁴⁹ The identification of heritage assets (as shown on map 21 and as listed in the appendix) is by no means exhaustive and the 'list' of assets identified is subject to review and 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 special interest of the character and appearance of the conservation area. In addition, a number of heritage assets may be protected by Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990) as associated or curtilage structures to a listed building. Advice should always be sought from the Conservation Team at the District Council on individual assets.

⁵⁰ Other than the medieval origins of the church, older timber framed buildings from the medieval and post-medieval period were often re-skinned during the 18th and 19th century. Wisteria Cottage on Old Post Office Street is a good example of an older timber framed house that has been remodelled in the Georgian period. Surviving jowled timber posts, a tie beam and two arch braces in the cottage interior are thought to be 17th century or possibly older.

- 3.27 Everton's vernacular cottages are typically one and a half or two storeys with small square windows relative to wall area that would generally have been the characteristic Yorkshire slider, although sash windows and plainer casements also appear. Chimney stacks with oversailing courses, dentil brick detailing at the eaves, first floor brick string courses, brick coped gables with kneelers and brick arches to windows and doors are also typical features, with English Garden Wall bond generally used in wall construction, although Flemish is predominant in older buildings. Examples of vernacular details and materials are shown in figure 3.7 below.



Figure 3.7: Local historic cottage vernacular details include cast iron rain water goods, clay pantiles, chimney stacks with over-sailing courses and brick detailing such as window arches/string courses. Windows are typically Yorkshire sliders or flush fitting side hung casements, but occasionally vertical sashes. Source: BDC, 2006 & 2012.

- 3.28 The Church of the Holy Trinity is an obvious landmark building. The building includes Saxon, Norman and later medieval phases. The tower and nave are late eleventh century (the chancel and tower arches are circa 1080).



Figure 3.8: Cottage on Church Street. Note the small square windows with painted timber Yorkshire sliding sashes. Source: Bassetlaw DC, 2011.

- 3.29 The external fabric of the church is largely stone ashlar, including random and coursed stone with areas of Anglo-Saxon herringbone rubble, red brick, rendering and ashlar dressings. The roofs are slate. The tower contains distinct sections of rubble with prominent ashlar quoins (some of which are modern re-cut stone repairs from 1983) with moulded string courses, an eaves band, a crenellated parapet and gargoyles on the west side. The tower and nave parapets have lost their distinctive decorative pinnacles (see figure 3.9, right). The tower, nevertheless, is an important landmark feature from a number of viewpoints in and around the conservation area.



Figure 3.9: Distinct building phases in the tower. Source: Bassetlaw DC, 2012.

- 3.30 The north aisle of the church was added in the late twelfth century (perhaps in the 1190s) and the north arcade of two bays is transitional between Norman and Romanesque.



Figure 3.13: Church of the Holy Trinity. Top left: Early 1900s photo showing tower and nave roof with pinnacles. Top right: View of the 1841 vestry and porch. Bottom: The boundary wall to Church Street. Sources: Bassetlaw Museum, 2011 and Bassetlaw DC, 2007 and 2012.

- 3.33 The boundary wall to Church Lane and Church Street is characterful and has large re-used ashlar stones that form a plinth with red brick above and triangular ashlar copings⁵¹. The main southern gate to the churchyard has a pair of nineteenth

⁵¹ The wall and gates are identified on the statutory list description for the church.

century cast iron gateposts with flower finials and a decorative cast iron spearhead gate. The interesting wrought-iron overthrow and decorative domed square lantern dates to the early twentieth century, possibly being part of the 1912 works.



Figure 3.14: The old vicarage. Top left, view from the churchyard; top right, south elevation; bottom left, attractive red brick boundary wall with curved brick copings; and bottom right, a unique garden wall door onto Church Street. Source: Bassetlaw DC, 2012.

- 3.34 The former vicarage is situated on the east side of the churchyard. The house, which is Grade II listed, is early nineteenth century with later alterations⁵². Constructed in brick, the building is stuccoed with a hipped, slate roof, and has a typical Georgian square plan with a westward projecting service wing. The north frontage has a distinctive engaged two bay portico with Tuscan columns, a moulded cornice on central scrolled brackets and a moulded segmental pediment above with arched central portion. This aspect of the building would have enjoyed attractive views out onto the church glebe lands to the north. The west front faces the churchyard and has a central Doric portico containing a cove moulded timber doorcase with colonettes, geometrical overlight and nineteenth century half-glazed door.



Figure 3.15: Harlington House on Church Lane. Source: Bassetlaw DC, 2011.

⁵² The mid-nineteenth century development phase could be contemporary with the 1841 church additions, although the plan form of the principal house does not appear on the 1848 tithe map, suggesting a later date of construction.

- 3.35 To the northwest of the churchyard is Harlington House. This early nineteenth century Grade II listed building was formerly a pair of cottages called Magnus Cottages 1 and 2, although it has since been converted to a single dwelling. Coped gables with kneelers, painted timber sash windows, segmental brick headers are among the positive architectural features.



Figure 3.16: Aerial view of the church from the 1970s showing the adjacent vicarage. Source: East Midlands Photographic Record, 2012.

- 3.36 Church Lane formerly ran to the front of the house up to the farmstead buildings now known as Whaley Barn. The farm buildings do not appear to have any historic association with Magnus Cottages and are likely to predate Harlington House, perhaps being associated with the vicarial right to farm the glebe land to the north and east. A former threshing barn that was converted to a dwelling in the post-war period sits gable-end to the churchyard. This barn retains some architectural interest



Figure 3.17: Glebe Cottage and Glebe Farmhouse is an attractive cottage range on the west side of the green. To the right, the small outbuilding at the rear of White Lodge. Source: Bassetlaw DC, 2012.

with distinctive gable end brick tumbling-in, brick ventilators and a natural clay pantile roof that contributes positively to the setting of the church.

- 3.37 To the west of Church Lane, Glebe Farmhouse and Glebe Cottage form an attractive vista from Church Street and contribute positively to the churchyard setting. Both cottages are late eighteenth century, built in brick (rendered) with clay pantile roofs and chimneys. Coped gables, coggled brick dentil eaves detail, chimney stacks with oversailing courses, brick string courses, Yorkshire sash sliders and panelled doors are examples of positive architectural details.



Figure 3.18: Former outbuilding to White Lodge.
Source: Bassetlaw DC, 2011.

- 3.38 Glebe Farmhouse was formerly associated with a square of farm buildings to the west (now demolished; see figure 3.20).



Figure 3.19: White Lodge and boundary wall on Chapel Lane. Source: Bassetlaw DC, 2012.

- 3.39 North of the old farmhouse is an outbuilding historically associated with White Lodge, now used as an art gallery. This building is one and a half storey in red brick with a slate roof (see figure 3.18). Painted timber joinery remains, including an upper floor loading hatch, perhaps formerly to a hay loft.

- 3.40 The early nineteenth century White Lodge is a significant house facing Chapel Lane (east side). The villa can also be seen from Church Lane and the churchyard. The house is L plan, two storeys in stuccoed brick with a hipped slate roof and chimney stacks. The west frontage has a central stone doorcase with panelled architrave and moulded hood. Timber sash windows can be seen throughout and a round-headed sash stair window survives on the north wall.



Figure 3.20: Historic buildings to the west of the churchyard and green circa 1970. To the left, White Lodge, and to right, former farm buildings at the rear of Glebe Farmhouse. Source: North East Midlands Photographic Record, 2011.

- 3.41 On Chapel Lane, the boundary to White Lodge is a good example of Everton's historic walling, being a red brick wall with stone copings and square brick gate piers with distinctive recessed panels⁵³ and moulded square stone caps (see figure 3.19). Iron estate fencing has been used to good effect along the garden boundary on approach to the house, which compliments the landscaping and fine mature trees.
- 3.42 The church, old vicarage, former Magnus Cottages, White Lodge (and Church Lane outbuilding), Glebe Farmhouse and Glebe Cottage form an historic association in and around the churchyard and have positive group value.
- 3.43 Although the church is a focal building in this context, views of all of these buildings from the churchyard, the green and as part of closed or open vistas on the narrow streets leading up to the churchyard and green are an important element of the character area's special interest. Combined with attractive boundary walls and fine mature trees, this area has considerable character.

⁵³ Recessed brick panels are a common feature of historic walls throughout the conservation area.

- 3.44 The Blacksmiths Arms is an historic focus of Ferry Lane. A smithy was located to the east of the pub, supporting historical references to this road as Farrier Lane⁵⁴. On Chapel Lane, south of the Blacksmiths Arms, are a cluster of historic cottages on the east side adjacent to the current school, which is also a positive building in the street. The school was built in 1910 and it's gabled frontage with plain clay tile roof, chimneys and roadside bow top railings make it a distinctive building in the character area with architectural merit.



Figure 3.21: The Primary School on Chapel Lane (left) and the old malthouse on High Street (right).
Source: Bassetlaw DC, 2011.

- 3.45 An older school on Church Street, now the village hall, was the result of William Metcalfe's conversion of a redundant tithe barn⁵⁵. The Georgian style 'six over six' dark painted timber sash windows are likely to date to this phase. Historical sources give a date of 1856 for the barn conversion, which was grant-aided by the Government and had a subsequent attendance of approximately 120 children⁵⁶.



Map 22: 1897 map with school label to Church Street building (now the village hall). Source: Nottingham City Council/Bassetlaw DC, 2012.

- 3.46 To the west of the village hall is a small cottage formerly known as Church Street Cottage (now Stone's Cottage). The building is early nineteenth century and is constructed in red brick with natural clay pantile roof, chimney stacks, string course, remains of timber eaves brackets (the cast iron gutters now sit on rise and fall brackets), stone sills, brick arches to openings, painted timber Yorkshire slider sashes and plank doors (see figures 3.7 and 3.8 for example).

⁵⁴ Berry (2002). Given that Harwell Sluice Lane was the formal roadway to the ferry crossing at Newington, this may be a reasonable assertion.

⁵⁵ Elizabeth Ella donated £100 in 1800 to the parish, directing that half of the interest was to be "given to poor married lying-in women, and the remainder to be paid for the education of poor girls of Everton, where a school had been built by subscription" (White, 1832: 339).

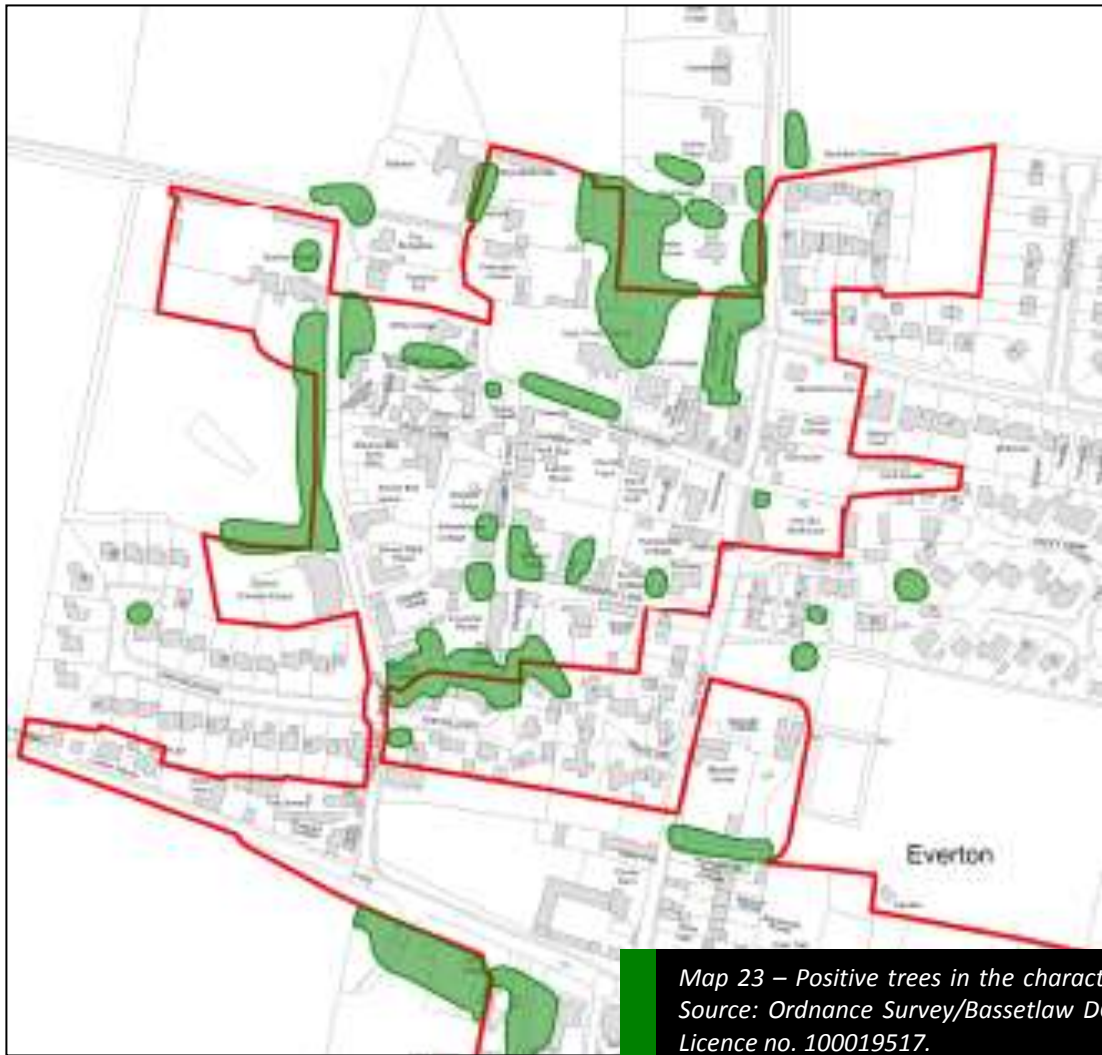
⁵⁶ White (1885). An even earlier school house was purchased circa 1800 by subscription near the mill on Mattersey Road. The school house was bounded by Mansfield (Clerkson's) Charity Land and Eel Pool Way (this building survives as Mill Cottage). William Metcalfe is believed to have moved the school to his tithe barn to have it closer to the church.

- 3.47 The Church Street Cottage is the focus of the group formed by outbuildings to the old vicarage, an adjoining cottage called Dresden House and the village hall (see figure 3.22, below).



Figure 3.22: Croft House (top left) and associated gate piers (top right) are positive Georgian style buildings/structures on the east side of High Street. Church Street historic buildings (bottom) viewed from High Street form a distinctive group. Sources: Bassetlaw DC, 2011.

- 3.48 On the east side of High Street, the old malthouse is mid-eighteenth century with early nineteenth century additions and a nineteenth century outbuilding. The principal building is colour washed red brick with a clay pantile roof. Dentillated eaves, gable and ridge chimney stacks and a single coped gable, as well as timber sash windows and plank door are among the many vernacular details.
- 3.49 Together with groups of trees, green spaces and landscaping, the historic built environment in the character area is generally distinctive and a positive part of the village as a whole.



Map 23 – Positive trees in the character area.
Source: Ordnance Survey/Bassetlaw DC, 2011.
Licence no. 100019517.

Summary of interest

Church of Holy Trinity character area

Summary of special interest:

- The historic layout and plan form of the character area is predominantly defined by rectilinear buildings that either front onto or are gable end facing the street, often directly onto or close to the highway;
- The layout of older buildings within former toft/croft plots contributes significantly to the historic plan form of the character area;
- Older buildings often possess service wings and outbuildings that run perpendicular and/or enclose yards;
- Along with its listed buildings, the character area contains numerous unlisted buildings that contribute positively to the special interest of the conservation area. These are regarded as heritage assets and are identified on map 21.

- Historic buildings are predominantly rectangular plan forms. Narrow gables and steep roof pitches (over 35°) are typical and rooflines are characterised by brick chimneys;
- Cottages and houses are generally two storeys, although there are occasional three storey polite houses;
- Facing materials considered to best reflect the historic and architectural interest of the character area are:
 - Red brick
 - Natural clay pantiles (non-interlocking)
 - Painted timber joinery (including windows and doors)
 - Cast iron rain water goods.
- Good examples of the historic architectural features that contribute to the special interest of the character area:
 - Brick arch window and door headers
 - Flemish and English brick bond patterns (and variations of these)
 - Brick string courses (at first floor level)
 - Dentil detailing at the eaves
 - Tumbling-in on gable ends
 - Painted timber sash and casement windows
 - Panelled/plank timber doors
 - Chimney stacks with oversailing courses
 - Half round gutters on rise and fall brackets or timber box gutters on corbels
- The green is a focal public space and the grid of streets within the character area is narrow and intimate with historic buildings;
- The Church of Holy Trinity, The Old Vicarage, former Magnus Cottages, White Lodge (and Church Lane outbuilding), Glebe Farmhouse and Glebe Cottage are considered to have positive group value;
- Stone's Cottage, Dresden House, outbuildings to The Old vicarage, the village hall and the Old Malthouse are considered to have positive group value;
- The character area contains a variety of landscape and boundary features, green verges, open spaces and trees. High red brick garden walls and gate piers with recessed panels are a common feature;
- There are a number of important views within and outside of the character area, notably in and around the churchyard and green. The church is a landmark building.

Gainsborough Road character area

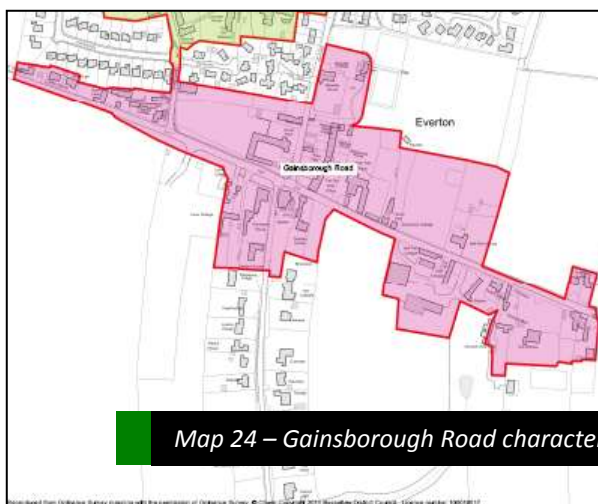
3.50 The Bawtry/Gainsborough Road is a busy thoroughfare which dominates the character area. This is part of the old Roman road that linked Lincoln with York. Outside of the conservation area, the Roman route continues westward to the Roman fort at Scaftworth and eastward to Drakeholes.

3.51 The heart of the character area is focussed on the Mattersey Road/High Street junction with the A631 around which is a significant grouping of historic buildings.

3.52 Elsewhere the character area consists of clusters of historic farmsteads and cottages interspersed by countryside and open space.

3.53 Although predominantly a rural environment, the presence of coaching inns and polite architecture within the character area gives a sense of Everton's progression from the 17th century following successive drainage programmes, agricultural expansion and industrial innovations.

3.54 Overall, the character area is distinctive, being positively defined by the relationship between the highway, historic buildings and landscape.



Map 24 – Gainsborough Road character area.

Layout & plan form

3.55 The highway dominates the layout of the area. Long axial views along the Bawtry/Gainsborough Road into the conservation area support a perception of close-knit clusters of buildings. These views also reveal the contextual importance of the landscape and topography of the area, with significant views of open countryside



Map 25: Everton Lordship map of 1760. Source: Nottinghamshire County Archives, 2011.

between and around groups of buildings. The spaces between these groups of buildings are an important feature of the character area.



Map 26: 1848 tithe map showing the Gainsborough Road. Source: Nottinghamshire County Archives, 2011.

- 3.56 There are several distinct groupings of buildings on the Bawtry/Gainsborough Road. On the north side of the road, west of the Chapel Lane junction, is a small group of cottages. The linear pattern of development largely reflects the strip field pattern that ran east-west off Chapel Lane to the south of Bottoms Field (see map 25, for example).



Figure 3.23: Aerial photograph from the 1960s of the High Street/A631 junction with historic dwellings fronting the road, with outbuildings/barns perpendicular. Source: North East Midlands Photographic Record, 2011.

- 3.57 The stand-alone former Methodist Chapel on Chapel Lane is a large rectangular church building. Typically, as with similar chapels, it gable fronts the street. When

approached from the Bawtry/Gainsborough Road, the chapel enjoys a degree of primacy in its setting due to the large open space between the A631, Corner Farm and the modern infill belt across the north side of the character area.



Figure 3.24: View westwards along the Bawtry Road from Mattersey Road junction (top) with the imposing Davenport House to the left. Further westwards, the open countryside south and west provides an attractive setting to the linear cottages in a tight cluster on the north side of the road. Sources: Bassetlaw Museum, 2011 & North East Midlands Photographic Record, 2011.

- 3.58 The central grouping of buildings at the High Street junction is well defined, with buildings following medieval tofts perpendicular to the road. The rectilinear L-plans of Davenport House and the Sun Inn enclose the junction on the south side, either side of the Mattersey Road. Opposite on the north side of the road, Corner Farm is



Figure 3.25: High Street in the early 1900s. Source: Tuffrey, 2003.

comprised of a rectilinear farmhouse and a large U-plan of barns around a stack yard. The large open field to the west of Corner Farm provides a positive setting to the farmstead. This is an important open space, furthermore, because it provides a green buffer from the modern housing north of the character area, reinforcing the rural significance of the character area.



Map 27: Extract from the 1912 County Series. The heart of the character area in the late 19th century is largely intact today with large fields/spaces between building clusters retained along the principal building. This is a positive feature of the area. Source: Nottingham City Council/Bassetlaw DC, 2011.

- 3.59 On the east side of High Street is a distinctive linear group of cottages, some with perpendicular outbuildings, which gable front the street. This is an unusual feature as the outbuildings are to the fronts of cottages rather than rear (see figures 3.23 and 3.25). Combined with high boundary walls, this layout has a strong degree of enclosure.

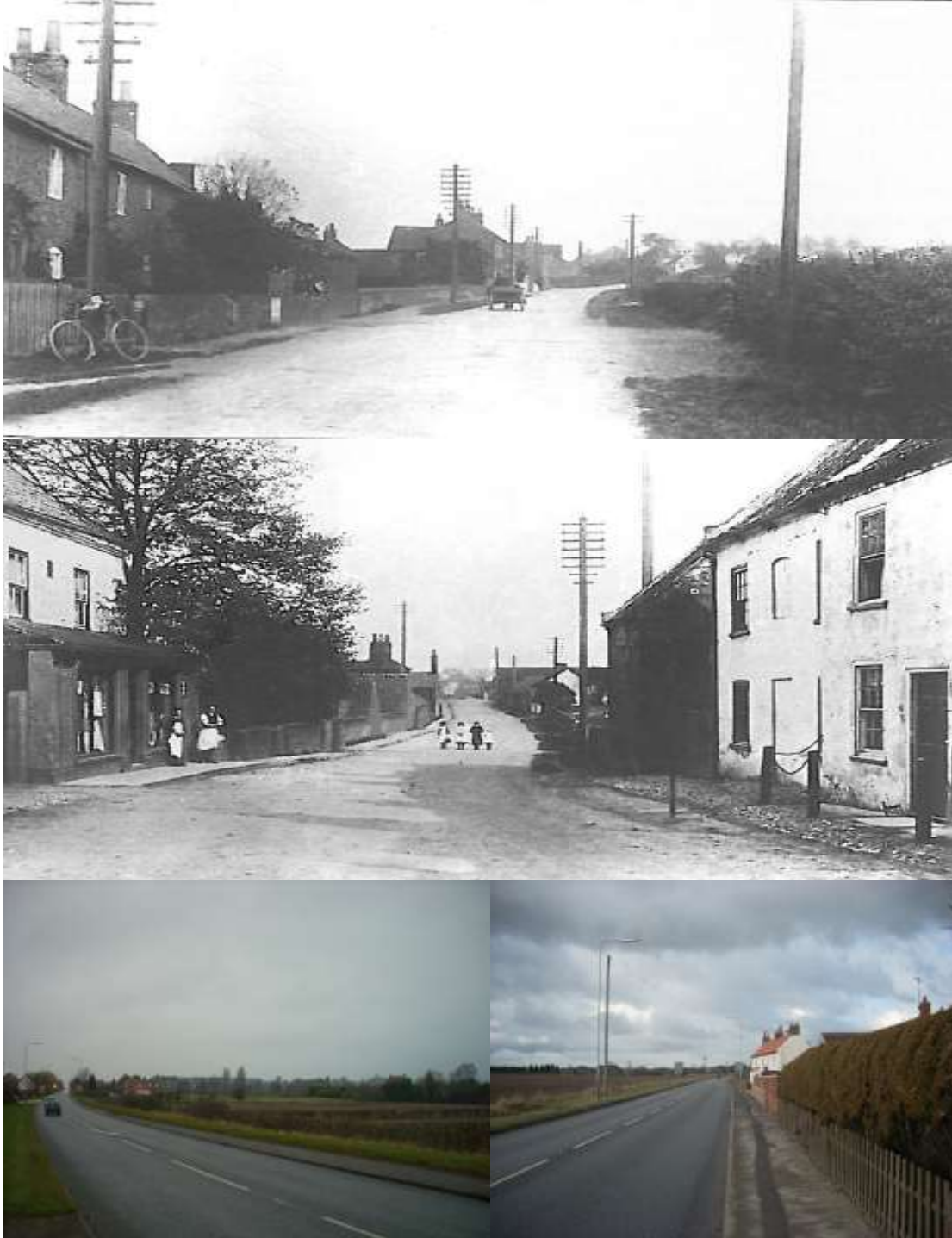


Figure 3.26: Despite the primacy of the highway, the Bawtry/Gainsborough Road still retains an important character in terms of building layout and the landscape, which is generally defined by small clusters of buildings interspersed by large fields. Sources: Bassetlaw DC, 2011 & Tuffrey, 2003.

- 3.60 Running eastwards on the Gainsborough Road, the close-knit layout of High Street continues on the north side of the road with the former post office, which is a large square villa, followed by a large rectilinear Georgian farmhouse (Pear Tree Farmhouse) set well back, fronting the road. The farm buildings associated with the farmhouse form a traditional U-plan with a central stack yard that is lower than the road.



Figure 3.27: The linear plan form of barns and other rural buildings are an important feature of the character area. Open fields around barn groups contribute to their setting and significance. A good example of this is the Corner Farm site at the heart of the character area which is comprised of a large group of barns with an open field/paddock adjacent. Source: Bassetlaw DC, 2011.

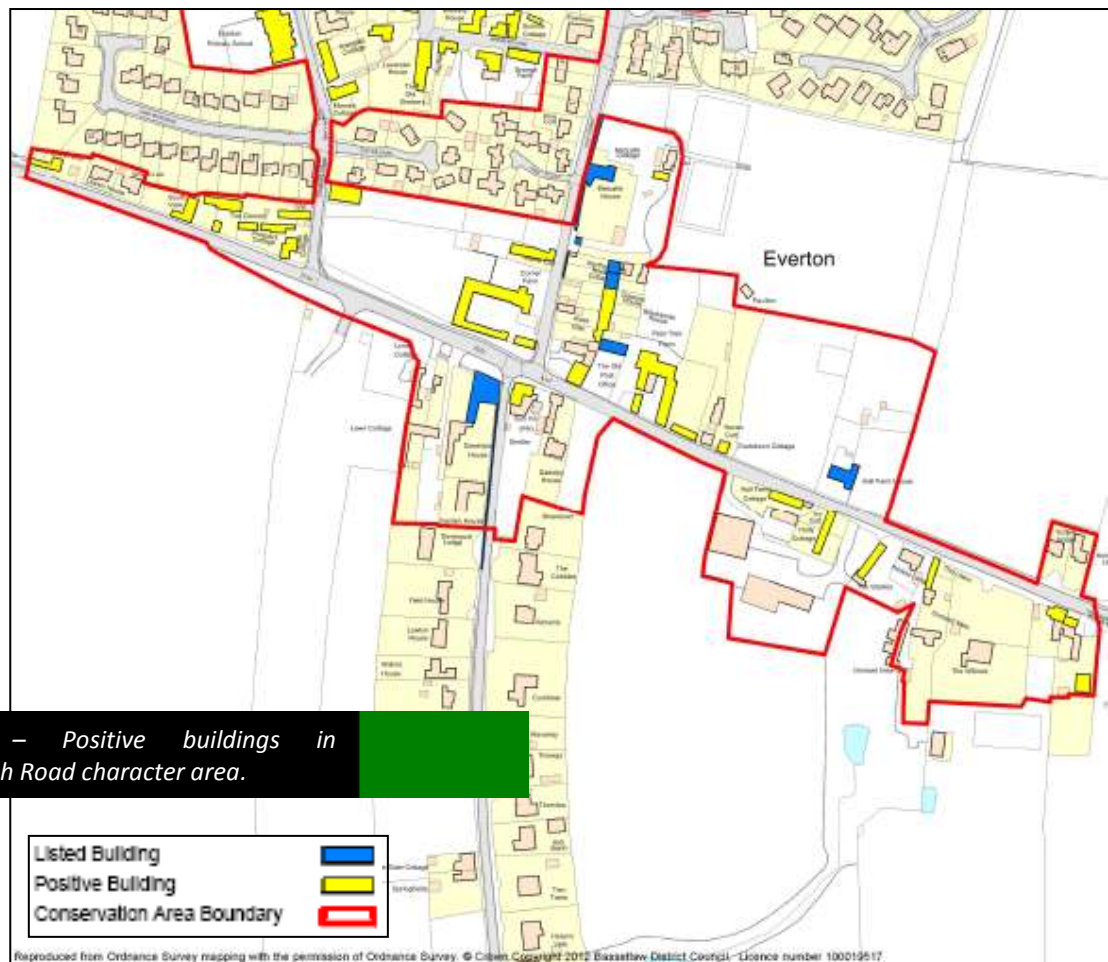
- 3.61 Throughout the character area, the rectilinear form of houses and cottages generally front directly onto or sit gable-end facing the highway, reflecting the pattern of old toft and croft plots. This character continues in a dispersed pattern to the east of the character area.
- 3.62 Overall, the significance of the layout of the area owes much to the relationship of the landscape and topography with groups of distinctive vernacular buildings along the Bawtry/Gainsborough Road interspersed by fields and open countryside. These spaces between building clusters is an important element of the character area's significance.
- 3.63 In addition, High Street contains an important group of historic buildings, with the linear plan form of the cottage row on the east side complimenting the planned farmsteads of Corner Farm and Pear Tree Farm.

Architecture: buildings & materials

- 3.64 There are a number of significant buildings within the character area, some of which are listed and of national significance. Buildings identified as heritage assets within the character area are identified on map 28⁵⁷.
- 3.65 Obvious focal buildings are Davenport House and the former Methodist Chapel. However, the contribution of vernacular cottages and farmsteads, predominantly from the eighteenth and nineteenth



Figure 3.28: Davenport House. Source: Bassetlaw DC, 2010.



Map 28 – Positive buildings in Gainsborough Road character area.

⁵⁷ The identification of heritage assets (as shown on map 28 and as listed in the appendix) is by no means exhaustive and the 'list' of assets identified is subject to review and 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 special interest of the character and appearance of the conservation area. In addition, a number of heritage assets may be protected by Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990) as associated or curtilage structures to a listed building. Advice should always be sought from the Conservation Team at the District Council on individual assets.

centuries, is a significant feature of the character area.



Figure 3.29: The Sun Inn, early twentieth century. Note the characterful painted signage on the end gable of the pub. Source: Bassetlaw Museum, 2011.

- 3.66 The polite Georgian architecture of Davenport House (Grade II listed) is a focal building on the important junction with High Street and Gainsborough/Bawtry Road. The house is late-eighteenth century, constructed in brick with render and a hipped pantile roof. At three storeys, the building has primacy in the street hierarchy. Stone sills, dentilated eaves, chimney stacks and Georgian sash windows are among the general architectural details, although a Victorian canted bay window and early

twentieth century timber porch with pitched slate roof, moulded timber doorcase with Gothic tracery fanlight are interesting features on this prominent frontage.



Figure 3.30: The 1872 Methodist Chapel is a focal building on the street. The building is a replacement for an earlier chapel on Gainsborough Road. The chapel has distinctive railings and a brick wall to Chapel Lane with recessed panels on the piers. The rear orchard/field (to south) provides an attractive setting to the chapel. Sources: Bassetlaw DC, 2010 & North East Midlands Photographic Record, 2011.

- 3.67 The high brick boundary wall to Mattersey Road with stone copings and recessed panels between buttresses is a positive feature.
- 3.68 There is an enclosed yard to the rear with several ancillary buildings which contribute to the building's setting.

- 3.69 The eighteenth and nineteenth century buildings comprising the old coaching inn (The Sun), Corner Farm and the old post office all contribute positively to the setting of Davenport House.
- 3.70 The chapel on the northwest side of Corner Farm is a focal building (see figure 3.30).



Figure 3.31: Metcalfe House, the cottage row which includes Northgate House/Rose Villa and the K6 telephone kiosk form a positive grouping on High Street at the northern end of the character area. Source: Bassetlaw DC, 2011.

- 3.71 On the east side of High Street from the junction with Gainsborough Road, the building range between Northgate House and Rose Villa is a two-storey elongated cottage terrace, complete with brick chimney stacks and clay pantile roofs. This range is early nineteenth century in rendered brick. The pair of cottages at the end of this row (north end) is Grade II listed and has painted sash windows, with stucco eaves, stone sills and on the north gable fronting the alley through to the Metcalfe Recreation Ground is a distinctive nineteenth century moulded panelled timber doorcase.
- 3.72 At the entrance to the Recreation Ground from High Street is an original 1935 Sir Gilbert Scott telephone kiosk (Grade II listed). To the north is Metcalfe House, a mid-eighteenth century building (also Grade II listed).
- 3.73 The boundary walls along High Street (east side of the road) are positive throughout, some of which have the distinctive recessed panels found throughout the conservation area.

3.74 Pear Tree Farmhouse, set back from Gainsborough Road, turns the corner to the linear row of cottages and is another fine example of a Georgian house, although it is slightly earlier in construction than Davenport House, dating to the mid-eighteenth century. The house is three storeys, red brick with a clay pantile roof, coped gables and chimney stacks. The central portico has Tuscan columns and contains an eight panelled door and plain overlight. The service wing on the right hand side is also eighteenth century.



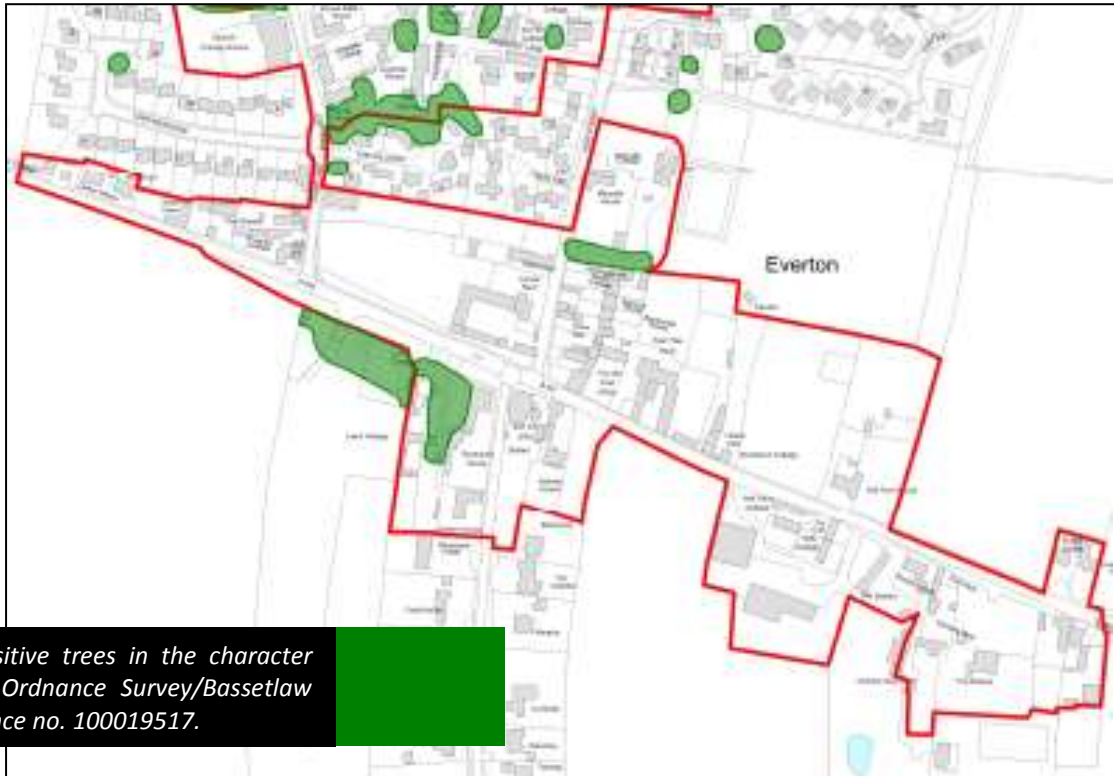
Figure 3.32: Pear Tree Farmhouse.
Source: Bassetlaw DC, 2011.



Figure 3.33: Hall Farm is divided by the main road. Only the stable block and cow shed survive from the historic range seen in the 1960s aerial photo (bottom photograph). Source: Bassetlaw DC, 2010 & Retford & District Historical & Archaeological Society, 2007.

3.75 The brick and pantile barns to Pear Tree Farm include a former threshing barn, dairy and cartsheds.

- 3.76 Further along Gainsborough Road, another significant building is Hall Farm, which is an L-plan with its principal frontage facing east. The house is late eighteenth century, two storeys in red brick with a pantile roof and multiple chimney stacks. The former farmhouse has Georgian style timber sash windows throughout. Separated by the main road is the remnants of a former barn range, including a western range of former stables and a cowshed (the single storey barn on the roadside), both of which have been converted to residential uses (see figure 3.33).



Map 29 – Positive trees in the character area. Source: Ordnance Survey/Bassetlaw DC, 2011. Licence no. 100019517.

- 3.77 Also of note is the former chapel building at the rear of the former Brickmaker's Arms (see figure 3.34).
- 3.78 The overall architectural interest of the area is characterised by simple vernacular, often with red brick and clay pantile buildings, some of which are rendered. Timber joinery, including sash windows and panelled doors, as well as chimney stacks and coped gables/kneelers are traditional on older houses. The vernacular details are not unlike the Church character area, although there is a greater concentration of farmsteads. The open spaces between groups of buildings also provide a somewhat different rural character setting.



Figure 3.34: The former chapel on Gainsborough Road was replaced by the Chapel Lane building in 1872. Source: Bassetlaw Museum, 2011.

- 3.79 Davenport House is a focal building at the Mattersey Road junction and has group value with the Sun Inn, Corner Farm and the Old Post Office. Metcalfe House, the cottage range between Northgate House and Rose Villa and the K6 kiosk also share group value.



Figure 3.35: Good example of historic buildings with group value on High Street, along with positive boundary walls, outbuildings and mature trees. Source: Bassetlaw DC, 2012.

- 3.80 Combined with mature trees, hedges and boundary walls, the character area is a positive and distinctive part of Everton.

Summary of interest

Gainsborough Road Character Area

Summary of special interest:

- The historic layout and plan form of the character area is predominantly defined by rectilinear buildings that either front onto or are gable end facing the street, often directly onto or close to the highway;
- Older buildings within former toft/croft plots often possess service wings and outbuildings that run perpendicular;
- The layout of plots contributes positively to the historic plan form of the character area. Gainsborough Road, for example, is characterised by clusters of historic buildings between open spaces/fields;
- Along with its listed buildings, the character area contains numerous unlisted buildings that contribute positively to the special interest of the conservation area. These are regarded as heritage assets and are identified on map 28;

- Historic buildings are predominantly rectangular plan forms. Narrow gables and steep roof pitches (over 35°) are typical and rooflines to houses are characterised by brick chimneys;
- Cottages and houses are generally two storeys;
- Facing materials considered to best reflect the historic and architectural interest of the character area are:
 - Red brick
 - Natural clay pantiles (non-interlocking)
 - Painted timber joinery (including windows and doors)
 - Cast iron rain water goods
- Good examples of the historic architectural features that contribute to the special interest of the character area:
 - Brick arch window and door headers
 - Flemish and English brick bond patterns (and variations of these)
 - Brick string courses (at first floor level)
 - Dentil detailing at the eaves
 - Tumbling-in on gable ends
 - Painted timber sash and casement windows
 - Panelled/plank timber doors
 - Chimney stacks with oversailing courses
 - Half round gutters on rise and fall brackets or timber box gutters on corbels
- The Bawtry/Gainsborough Road and High Street is an important setting for historic buildings within the character area;
- The character area contains a variety of landscape and boundary features, green verges, fields/open spaces and trees;
- A number of buildings/structures have group value. Davenport House, Corner Farm, The Sun Inn and the Old Post Office form a group. Metcalfe House, the cottage row on the east side of High Street between Northgate House and Rose Villa and the K6 telephone kiosk also form a notable group;
- There are a number of important views within and outside of the character area, notably in and around the High Street junction with the A631. Davenport House is a focal building.



4. Management Plan

Management Plan

- 4.1 In the previous sections of this document, the historic and architectural significance of Everton Conservation Area has been explored in depth. As well as defining the character and appearance of the conservation area and what makes it special, however, the local planning authority also has a duty to formulate and publish proposals for its preservation and enhancement⁵⁸. These proposals are detailed in the Management Plan. This section of the Appraisal document relates the designation and management of a conservation area to the principles of historic environment planning.
- 4.2 The Management Plan will be reviewed every five years and updated or modified where appropriate. Details of the Council's review schedule will be kept up-to-date online at www.bassetlaw.gov.uk.
- 4.3 There are several mechanisms through which the Council can sustain and/or enhance the significance of the conservation area:
- Application of policy
 - Policy and design guidance
 - Development briefs
 - Application of an Article 4 Direction
 - Application of Section 215 Notices
 - Litter Abatement Notices
 - Monitoring change
 - Boundary changes
 - Appraising the condition of significant buildings that contribute positively to the conservation area and developing a strategy for repair
 - Enforcement proceedings
 - Enhancement schemes/grants

Application of policy

- 4.4 Conservation areas are classified as *designated heritage assets* and are afforded a high level of protection, notably in the control of demolition and the requirement to ensure that new development conserves or enhances the character and appearance of the area⁵⁹.
- 4.5 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise⁶⁰. The Bassetlaw Local Development Framework (LDF) *Core Strategy* and

⁵⁸ Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵⁹ Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

⁶⁰ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

Development Management Policies Development Plan Document (DPD) was adopted in December 2011. This now forms part of the Development Plan for the area.

- 4.6 The Council's strategic aim to conserve the District's historic environment is set out within this document, notably in Strategic Objective (SO) 9:

SO9 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.

- 4.7 To achieve this objective, Policy DM8 in the Development Management Policies section of the DPD provides policy guidance on works and development affecting all heritage assets within the District. Support is given to proposals that protect and enhance the historic environment, but a presumption is given against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset⁶¹. In addition, proposals affecting heritage assets that are of an inappropriate scale, design/material, or which lead to the loss of significant spaces will not be supported.
- 4.8 Further policy guidance sets out the importance of considering development proposals within the setting of heritage assets, including scale, design, materials, siting and views away from and towards the heritage asset⁶².
- 4.9 Once approved by the Council, this Appraisal document will be a material consideration in any planning decision relating to development in Everton Conservation Area. Policy DM8 of the LDF explains that development proposals will be expected to be in line with conservation area appraisals. It is anticipated, therefore, that the Appraisal document will help inform decision-making and will be one of the most direct and effective means of managing the conservation area in the long term. The Appraisal, for example, helps define the plan form of the area, the typical type and materials of buildings, traditional detailing, important views, significant trees, etc. These elements should be considered when looking at any development proposal⁶³.

⁶¹ *Significance* refers to the value of a heritage asset to this and future generations because of its heritage interest. Significance is also derived from the setting of a heritage asset (see Annex 2 of the NPPF (2012)).

⁶² English Heritage has produced guidance on the setting of heritage assets, which provides some useful general principles when considering the significance and extent of an asset's setting/context. The NPPF (2012) defines setting as: The surroundings in which a heritage asset is experienced (Annex 2).

⁶³ A *Heritage Impact Assessment* must be submitted with any development proposal affecting a designated heritage asset. Applicants are expected to explain what impact the proposal will have on the heritage asset. Guidance on heritage impact assessments is available on the Council's website.

- 4.10 The Appraisal identifies buildings and features that contribute positively to the character and appearance of the Everton Conservation Area, often referred to as heritage assets. There should be a presumption against demolition or loss of any building or feature identified as meeting these criteria where the asset contributes to the significance of the conservation area⁶⁴.
- 4.11 The Government believes that the historic environment is an asset of enormous cultural, social, economic and environmental value, and makes a very important contribution to our quality of life and the quality of our places. In the *Ministerial foreword* to the National Planning Policy Framework (NPPF), a declaration is made about planning and the historic environment:
- “Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers.”
DCLG, 2012: i.
- 4.12 Paragraphs 126-141 within the NPPF set out how the Government intends to deliver sustainable development by specifying how decision-makers should manage change in the historic environment.
- 4.13 Further detail on the historic environment policy framework is set out in Appendix C.

Policy and design guidance

- 4.14 The Council has produced several relevant guidance documents on development in conservation areas, including *Conservation Areas in Bassetlaw: a guide to the effect of conservation area designation* and *Listed Building and Conservation Areas Guidance*. Further advice is available on the Council's website at www.bassetlaw.gov.uk.



⁶⁴ As stated within Section 1, please note that the exclusion of any building, structure or other feature within the Appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the conservation area.

- 4.15 These guidance sources are relevant to anyone thinking of undertaking development within conservation areas. It is hoped that this advice will help stakeholders of the historic environment make informed decisions and, therefore, contribute positively to the management of conservation areas. In addition to policy guidance, local generic guidance will be produced from time to time with specific advice on topics relevant to conservation areas, including for example, window replacement, energy conservation, shop front guidance etc.
- 4.16 If you would like a copy of any guidance documents, they will be accessible via the Council's website or directly from the Conservation Team (please use the contact details at the end of this document).

Development briefs

- 4.17 The Management Plan can be used to identify any sites that would benefit from a development brief. A development brief is an outline of what might be expected or acceptable in principle on an identified development site prior to a formal development proposal⁶⁵. This might be a gap site, for example, or a site under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the conservation area where redevelopment can be demonstrated to lead to potential enhancement of the historic environment. The definition and characterisation of the conservation area can be expanded to form a detailed design brief in order to help promote an appropriate form of development on the site.
- 4.18 There are currently no sites identified that would benefit from a development brief in Everton Conservation Area.
- 4.19 The need for development briefs will be reconsidered during future conservation area reviews (it is anticipated that Everton will be reviewed before February 2018).
- 4.20 Where development is proposed on large sites, or on other sites such as garden sites or infill plots that the Council considers the principle of development in this location to be acceptable, the Council may take the opportunity to produce development briefs to inform developers or applicants as to what may be appropriate in terms of design and layout for the site.

Application of an Article 4 Direction

- 4.21 The historic environment regularly suffers from the cumulative effect of piecemeal erosion and unsympathetic alterations to the architectural features of properties

⁶⁵ Note that development briefs, if appropriate, must be consistent with objectives and policies set out in the LDF and associated proposals maps. Sites outside of development boundaries, for example, will be considered against countryside policies.

that contribute positively to a conservation area⁶⁶. Some of these alterations do not require planning permission and are regarded as permitted development⁶⁷. Good examples of this include the replacement of traditional timber windows on non-listed dwellings with UPVC of a different style and profile, or when historic chimney stacks are demolished. Alterations like this can be very harmful to the character and appearance of a conservation area.

- 4.22 It is possible to bring such alterations into planning control through the implementation of an Article 4 Direction.



Figure 4.1: *The insertion of unsympathetic windows and doors has undermined the architectural and historic significance of these buildings (source: BDC, 2010).*

- 4.23 The Order sets out classes of development for which a grant of planning permission is automatically given, provided that no restrictive condition is attached or that the development is exempt from the permitted development rights.
- 4.24 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, however, requires a strong justification for proposing the Direction as well as appropriate community support.
- 4.25 Everton Conservation Area is characterised by a large number of historic buildings. Architectural features such as timber windows and chimney stacks are an important facet of the special interest of the historic environment. The Council must give consideration to the implementation of an Article 4 Direction.
- 4.26 Consultation responses to the draft Everton Conservation Area Appraisal and Management Plan indicated that the Council should consider restricting Permitted Development rights within Everton Conservation Area⁶⁸.

⁶⁶ English Heritage has been assessing the relative vitality of conservation areas in their annual *Heritage at Risk* surveys.

⁶⁷ The Town and Country Planning (General Permitted Development) Order 1995 sets out permitted development rights. The order has been subject to a number of subsequent amendments.

⁶⁸ A report summarising the public consultation is available from Planning Services.

- 4.27 The Conservation Team will carry out a detailed survey and justification for any proposed Article 4 Direction in Everton, which will be submitted to Planning Committee for discussion.
- 4.28 The Council can progress the Direction after it has been advertised locally.
- 4.29 The Council must consult affected residents and property owners for a period of at least 21 days (in which period comments can be submitted) and must have regard for public views.
- 4.30 The notice will specify the date in which the Direction will come into force. It is proposed that the survey and justification be prepared before the next review cycle (e.g. before February 2018).

Application of Section 215 Notices

- 4.31 The local authority may use its general planning powers to serve a Section 215 notice⁶⁹ on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the conservation area. Such a notice requires the person responsible to clean up the site or building, or the authority can carry out the work itself and reclaim the cost from the owner. Section 215 is a relatively straightforward power that can deliver important, tangible and lasting improvements to amenity⁷⁰.

Litter Abatement Notices

- 4.32 Under Section 91 of the *Environmental Protection Act 1990* anyone concerned with litter on road verges or public land can apply to the Magistrate's Court for a Litter Abatement Notice. Local amenity groups may find this a useful tool for encouraging landowners to clean up neglected roadsides where litter has become a damaging eyesore.

Monitoring change

- 4.33 Monitoring change, both positive and negative, is very important for the long-term management of a conservation area. Regular surveys can, for example, help highlight problems that can be best tackled through an Article 4 Direction (see above). Similarly, the effectiveness of planning policies can be measured by appraising new development. Monitoring change can also assist in identifying where more resources are required and in modifying Council priorities.

⁶⁹ S.215 of the *Town and Country Planning Act 1990*.

⁷⁰ ODPM (2005) *Town and Country Planning Act 1990, Section 215: Best Practice Guidance*.

- 4.34 A conservation area boundary is first surveyed prior to designation. Although Everton was originally designated in July 1973, there is limited information on any formal review processes during that time. Extensions to the area were designated in June 2010 following a detailed resurvey and assessment of the wider area.
- 4.35 The Council's Conservation Team will continue to monitor the area, including periodic photographic surveys.
- 4.36 Local planning authorities should seek to update appraisals. The Council will review all conservation areas on a rolling basis, ideally within five-year cycles. Resources permitting, the next Everton Conservation Area Review should take place during 2017 (e.g. before February 2018).

Boundary changes

- 4.37 An important aspect of conservation area reviews will be assessing whether the boundary of the area is appropriate. Boundary changes might include reduction or extension to an area. Specific justification should be given for proposed changes. An extension to the boundary, for example, might be proposed to incorporate the wider setting of a conservation area.
- 4.38 The previous Everton Conservation Area boundary was reviewed by the Council during 2009 and 2010. The Conservation Team identified a number of areas for potential inclusion and amendments to the boundary were approved by Planning Committee on 16 June 2010. Everton Conservation Area boundary has formally been reviewed as part of the consultation on the draft Appraisal⁷¹. Although further areas outside of the current boundary, including for example, the windmill area have been considered, no amendments to the boundary have been proposed at this time. This will be reviewed at a future date, either as part of the five year review or if new information comes to light before this time which necessitates an earlier review.

Appraising the condition of significant buildings

- 4.39 A survey is carried out from time to time at both a national and local level to assess the condition of significant 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* focuses on Grade II historic buildings at risk. It is available online through www.nottinghamshire.gov.uk. The national *Heritage at Risk Register* focuses on Grade I and II* buildings at risk and is available through the English Heritage website: www.english-heritage.org.uk.

⁷¹ A copy of the consultation report detailing public comments on potential boundary changes is available through Planning Services.

- 4.40 *Historic Buildings at Risk in Nottinghamshire* was produced and completed in 2004. 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.
- 4.41 At the time of publishing, there are no buildings at risk in Everton Conservation Area.
- 4.42 There are currently no vacant buildings within the conservation area. This situation will be monitored and updated as and when reviews of conservation areas are carried out. Identified buildings at risk will be submitted to the local or national register as appropriate, on a case-by-case basis following any buildings at risk survey.

Enforcement proceedings

- 4.43 Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a conservation area.
- 4.44 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 to a listed building considered to affect its special interest. It is a criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with UPVC or poor modern imitations, can be detrimental to the building's intrinsic special interest.
- 4.45 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 cladding).
- 4.46 It is important, therefore, that the Council investigates breaches of planning law within conservation areas, as this can help preserve the quality of the historic environment. The survey process utilised in the production of an Appraisal may highlight planning breaches and unlawful alterations to listed buildings. In response to this survey, the Council will take appropriate action with owners on an individual basis. Anyone can report a suspected planning breach by contacting the Council's Enforcement Team. The District Council regularly follows up reports of unauthorised work and may take enforcement action.

Enhancement schemes/grants

4.47 A priority for enhancement in Everton Conservation Area is the repair and conservation of historic structures and the restoration/reinstatement of architectural features and materials. The following ideas would form a good basis for an enhancement strategy:

- The retention and enhancement of historic buildings and their historic architectural features, including brick detailing, traditional timber windows/doors, cast iron rainwater goods, chimney stacks, etc;
- The reintroduction of appropriate historic or architectural features to the conservation area's historic buildings and public realm, such as timber sash windows, natural slate or clay pantile roofs, chimney stacks with oversailing courses, cast iron street lamps, etc;
- The retention of significant trees/hedges and where necessary their replacement with appropriate species⁷²;
- The rationalisation of street furniture, including signage;
- Improvements to the highway, including surfacing; and
- Sympathetic redevelopment of sites that currently detract from the character or appearance of the area.

4.48 There are currently no plans to provide a specific grant scheme for Everton Conservation Area. Should the opportunity arise and resources become available, the Appraisal will be used as a basis for developing an appropriate strategy for a grant scheme.

4.49 The Council currently offers grant assistance for buildings or structures identified as being at risk on either the national or local register⁷³. Information on making applications is available on the Council's website at www.bassetlaw.gov.uk or by contacting the Conservation Team for further information. Any changes or updates on the scheme will be published on the website.

4.50 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.

4.51 Enhancements to streets in the conservation area should refer to a detailed audit of the public realm and aim to minimise physical obstruction and visual clutter. Road signs and markings can also have a significant effect on the appearance of a conservation area. A proliferation of signs and posts should be avoided and essential signs should be of a character and quality appropriate to their context. A degree of

⁷² Damage or disease may result in loss of significant trees.

⁷³ Nottinghamshire County Council (2004) *Historic Buildings at Risk in Nottinghamshire 2004*; English Heritage (2009) *Heritage at Risk Register 2009: East Midlands*.

flexibility in the size, siting and colour of signs is provided for in The Traffic Signs Regulations and the Department for Transport's Traffic Signs Manual. Local authorities should take advantage of this in conservation areas.

- 4.52 Public consultation, including a public meeting, on all management proposals has been undertaken by the Conservation Team. Specific enhancements discussed, for example, included appropriate new road signage, better historic street lighting and the removal of any unnecessary signage or road surfacing and marking. The Council will, therefore, continue to monitor the condition of the public realm, and where possible seek to promote appropriate solutions to highway and street furniture management.



5. Appendices

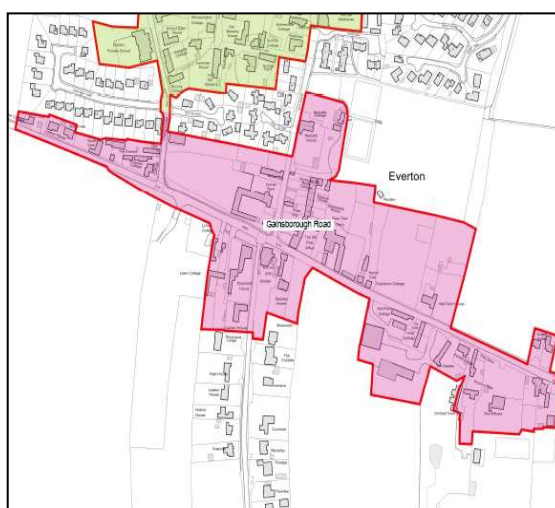
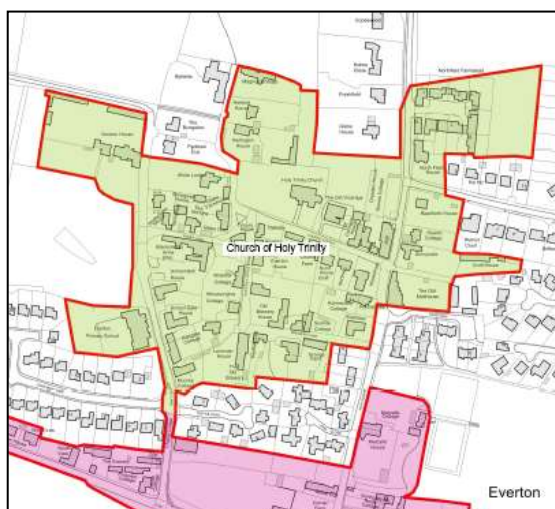


Appendix A: Summary of character areas – Everton Conservation Area

This summary of the character areas is intended to provide a quick reference of key elements of architectural or historic interest that best characterise the conservation area. This is by no means exhaustive and should only be used as a quick reference point. Further detail is set out in the main Appraisal document.

Everton Conservation Area can be divided into two character areas:

- a) Church of Holy Trinity: This area is focussed on the Church of Holy Trinity, which stands at the north end of the village and dates back to the eleventh century. The churchyard is an important space and the church is a landmark to the surrounding area. Historic buildings in the character area predominantly date from the eighteenth century onwards (although older buildings are evident) and are mainly of traditional red brick construction with natural red clay pantile roofs. Buildings along the square street grid layout in the historic core provide an attractive series of views and, together with groups of trees, present a scene of considerable charm;
- b) Gainsborough Road: This is a distinct character area focussed on the Roman road (now the Gainsborough/Bawtry Road, the A631). The roadway dominates, but is interspersed with clusters of close-knit farmsteads, houses and cottages with positive spaces between them, which retain a close relationship with the rural countryside. The historic buildings predominantly date back to the eighteenth and nineteenth century, usually in red brick with natural clay pantile roofs.



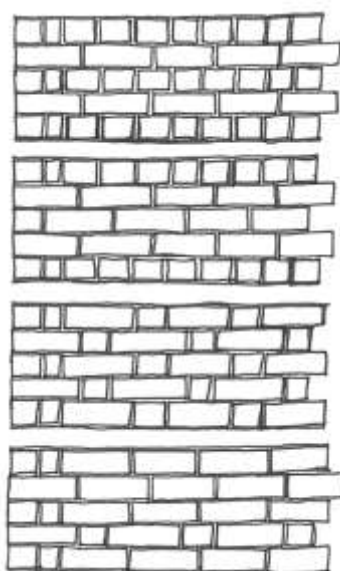
These character areas illustrate the distinctiveness of Everton's historic environment.

Appendix B: Quick reference guide - typical vernacular features in Everton Conservation Area

This reference guide is intended to provide a quick summary of key architectural features that characterise the conservation area. This is by no means an exhaustive list and should only be used as additional guidance. Further detail is set out in the main appraisal document.

Masonry

Red brick in Flemish or English and the variants Flemish stretcher and English Garden Wall are the most typical form of brick bonds within the conservation area:



a) *English bond*

b) *English Garden Wall bond*

c) *Flemish bond*

d) *Flemish stretcher bond*

Repairs to existing walls should seek to sustain historic masonry bond patterns.

New development that involves block work can also maintain historic bond patterns by snapping headers. English Garden Wall with one row of headers between three, four or five stretchers is a simple way of achieving this.

Stucco, render and lime wash are common finishes. Natural finishes, such as lime, will better sustain historic character.

Dentil brick course detailing at the eaves is common, often with header bricks projecting 2 inches or in



Dentil brick detail. Dog tooth (top) and simple projecting headers (bottom).

‘dog tooth’ with bricks laid diagonally. Brick string courses (or brick banding) between storeys is also common.



Left: A rear extension to an early 19th century cottage has been constructed in modern block work, but has replicated English Garden Wall brick bond and brick arch headers, as well as using lime mortar in a flush/slightly recessed pointing finish. Right: Front of the cottage with traditional brick detailing, including string course, brick arches, flush verges and chimney stacks with oversailing courses.

Verges are typically flush or plain close verges on older buildings. Occasional tumbling in is found on the gables of barns, along with brick ventilators/wall plates. Raised brick coped gables and chimney stacks with oversailing brick courses are traditional features throughout the conservation area.

Window and door headers with segmental or cambered brick arches and sills of brick or stone are also typical.

Roofs

Natural clay pantiles historically feature throughout the whole conservation area. Traditional pantiles are non-interlocking and feature on steeper roof pitches (often over 35 degrees- this may reflect roof pitches of thatched buildings). Their colour would have matched locally sourced clay, often the darker Humber clay.

Natural Welsh slate is occasionally found on significant buildings. The Wiseton Estate often used Westmoreland slate on historic lodges and houses in the wider area.

Joinery

Historic window types to significant buildings are predominately double hung sashes in Georgian styles, often complimenting panelled doors.

Simpler vernacular buildings such as cottages in the area tend to possess Yorkshire sliding sashes or flush fitting side hung casements. Ledged and braced/plank doors or simple 4/6 panel doors are common. Occasional cat slide dormers are a feature.

Historic windows and doors tended to be painted rather than stained. Although cream (off white) is prevalent, darker colours are appropriate (dark reds, greens, blues or even black).



Painted sash windows are a positive feature of the conservation area.

Appendix C: Historic environment policy framework

The planning system provides for the protection of the historic environment and is central to conserving our heritage assets and utilising them to shape the places in which we live and work.

Legal framework

The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act').

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

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

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

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

Policy framework

The development plan is comprised of the Bassetlaw Local Development Framework (LDF) which was adopted by the Council in December 2011. The Bassetlaw LDF Core Strategy and Development Management Policies Development Plan Document (DPD) contain historic environment objectives and policy.

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.

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 appraisals⁷⁴.

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.

The Bassetlaw LDF can be accessed via the Planning Policy section of the Council's website at www.bassetlaw.gov.uk.

Further policy is contained within the East Midlands Regional Plan (Regional Spatial Strategy) which also forms part of the development plan. Policies 26 and 27 of the Regional Plan provide historic environment guidance that broadly reflects national policy contained within NPPF. It is recognised that the Government plans to scrap the Regional Plan⁷⁵.

The value of the historic environment is promoted in the National Planning Policy Framework (DCLG, 2012)⁷⁶. The NPPF ensures that the positive role the historic environment makes in the planning system is a material consideration and that appropriate regard is given to the conservation of heritage assets.

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

Account should always be taken of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

⁷⁴ The Everton Conservation Area Appraisal will be used to assist in the interpretation of DM8.

⁷⁵ As set out in the Localism Act 2011.

⁷⁶ 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 would be a material consideration in any proposals that conflict with the development plan.

- 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 a presumption in favour of development that meets the objectives and policies of the NPPF (one of its twelve core principles is the conservation of heritage assets). 'Great weight' should be given to the objective of conserving designated heritage assets. 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'. Loss of a grade II building should be exceptional and grade I and II* buildings, and loss of 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

There are a number of planning controls that relate specifically to conservation areas⁷⁷.

Property alterations: If you live in or run a business from a property in a conservation area you may need permission from the Council before making alterations such as cladding, inserting windows, installing satellite dishes and solar panels, adding conservatories or other extensions, laying paving or building walls. As the Council can change the types of alterations that need permission by making Article 4 Directions it is advisable to contact the Council before making arrangements to starting any work.

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.

Demolition or substantial demolition of a building within a conservation area will usually require permission from the Council.

Special planning controls

Planning authorities have the power to introduce more strict planning controls in conservation areas by means of an Article 4 Direction. An Article 4 Direction further

⁷⁷ Please note these controls are in addition to the general restrictions to permitted development for householders.

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 Everton Conservation Area. This situation is likely to change in the future (see the Management Plan section of the Appraisal).

Other statutory designations

Listed Buildings

Listed buildings are recognised in statute as being of special architectural or historic interest. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to demolish or alter a listed building in a manner that affects its special architectural or historic interest without first gaining 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 are 18 listed buildings within Everton Conservation Area. The church is Grade II*. The remainder are Grade II listed buildings⁷⁸.

Under the Act, the listing refers to the whole of the building, inside and out. Any building, structure or feature attached to a listed building, or any structure within the grounds that has formed part of the land since before 1948 may also be protected. Advice should always be sought from the local planning authority as to the extent of listing.

Scheduled Ancient Monuments

Certain important archaeological sites and monuments enjoy special protection under the Scheduled Ancient Monuments and Archaeological Areas Act 1979.

There are no Scheduled Ancient Monuments within Everton Conservation Area. Nearby on the Bawtry Road at Scaftworth is the remains of a Roman fort which is Scheduled.

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

⁷⁸ See Appendix D for a list of significant buildings and structures in the conservation area.

local authority approval. Where the Council believes that a tree or group of trees contributes positively to public amenity, it will designate a TPO.

There are a number of TPOs within and near to Everton Conservation Area⁷⁹:

TPO B4 – Land adjacent to Clay Bank Farm

4 Ash

2 Oak

TPO B71 – Glebe House

1 Sycamore

TPO B188 – Land at Pine Lodge

2 Purple Maples

1 Willow

2 Poplars

3 Pine

TPO B203 – Land at the Gables (not revoked)

1 Holly (reduced)

TPO B481 – Everton Churchyard and Green

1 Oak

2 Lime

2 Sycamore

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 local planning authority on any proposed works⁸⁰.

The consent process

Where permission is required for development within the conservation area, details will need to be submitted to the Council for consideration. For most works in a conservation area you may only require planning permission. Where demolition is involved, however, you may also require Conservation Area Consent.

⁷⁹ Please note that this list is only accurate at the time of publication. Please check our website for up-to-date information or contact the Council's Tree Officer.

⁸⁰ Further information on protected trees and hedgerows can be viewed on the Council's website at: http://www.bassetlaw.gov.uk/services/planning_amp_building/trees_and_hedgerows.aspx.

If your building is listed, works to it, including demolition, alterations, extensions and installation of accretions such as satellite dishes, will generally require a separate Listed Building Consent (note that for listed buildings, Conservation Area Consent is not needed as well).

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 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 to 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 quality⁸¹.

Design briefs 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 local 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 the relevant consent and it is considered that such works are harmful to the character and appearance of the conservation area then an enforcement notice may be served requiring remedial measures to be taken.

Disclaimer

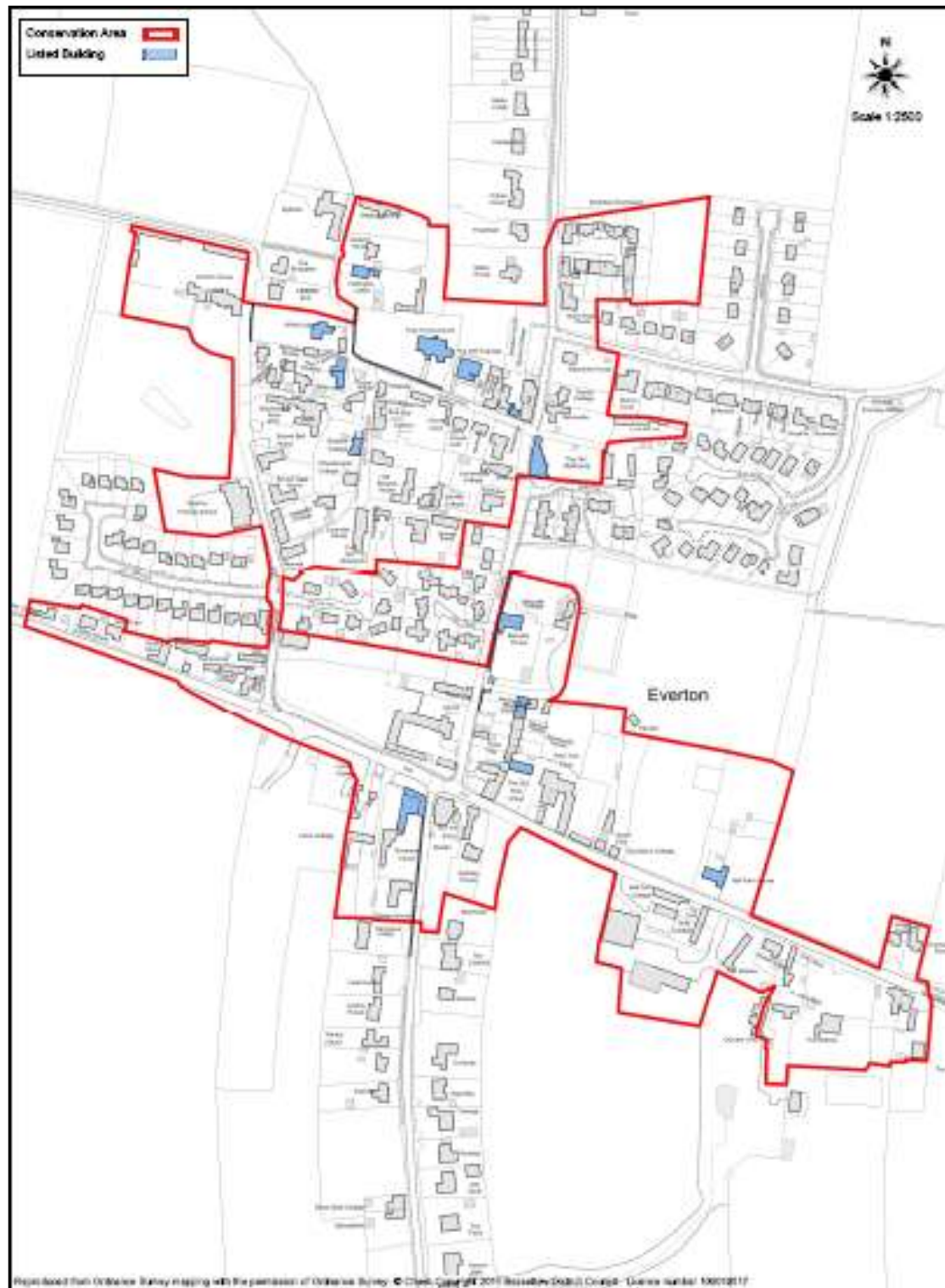
This advice is intended to be a general guide and does not purport to be a definitive guide to the legislation covering conservation areas. For specific proposals you should seek advice from the local planning authority.

⁸¹ See the *policy section* above.

Appendix D: Significant buildings within the conservation area

Listed buildings

Listed buildings are significant buildings due to their recognised national historical and architectural special interest. In Everton Conservation Area these buildings are:



Davenport House and boundary wall, Bawtry Road

Grade II

LB ref: 241098

Listed: 1984

House. Late 18th century.*Three storeys.**Render over red brick with hipped pantile roof.***White Lodge and boundary wall, Chapel Lane**

Grade II

LB ref: 241099

Listed: 1984

House. Early 19th century.*Two storeys.**Stuccoed brick with hipped slate roof.***Glebe Farmhouse, Church Lane**

Grade II

LB ref: 241100

Listed: 1984

Farmhouse. 18th century.*Two storeys.**Rendered brick with clay pantile roof.***Glebe Cottage, Church Lane**

Grade II

LB ref: 241101

Listed: 1983

Cottage. Late 18th century.*Two storeys.**Render over brick with clay pantile roof.***Harlington House, Church Lane**

Grade II

LB ref: 241102

Listed: 1984

House. 18th century.*Two storeys.**Red brick. Pantile roof.***Church of Holy Trinity and boundary wall, Church Street**

Grade II*

LB ref: 241103

Listed: 1967

Parish church. 11th to 16th century, restored 1841.*Tower with north aisle, lady chapel, nave, chancel & porch.**Stone ashlar with brick and render. Slate roofs.*

Monument 2 metres north of Church of Holy Trinity

Grade II

LB ref: 241104

Listed: 1984

Monument, 1814.

Inscriptions to Evans family.

Ashlar, chamfered plinth.



The Old Vicarage, Church Street

Grade II

LB ref: 241105

Listed: 1984

House. Early 19th century, altered mid-19th century.

Two storeys.

Stuccoed brick. Hipped slate roof.



Stone's Cottage, Church Street

Grade II

LB ref: 241106

Listed: 1984

Cottage. Early 19th century.

Two storeys.

Red brick. Pantile roof.



Pigeoncote at Northfield Farm, Everton Sluice Lane

Grade II

LB ref: 241107

Listed: 1977

Pigeoncote. 18th century, raised 19th century.

2 stages.

Red brick with pyramidal pantiled roof.



Pear Tree Farmhouse, Gainsborough Road

Grade II

LB ref: 241108

Listed: 1984

Farmhouse. Mid-18th century.

Three storeys.

Red brick. Pantile roof.



Hall Farm, Gainsborough Road

Grade II

LB ref: 241109

Listed: 1984

Farmhouse. Late-18th century.

Two storeys.

Red brick. Pantile roof.



The old Malthouse outbuilding, High Street

Grade II

LB ref: 241111

Listed: 1984

House. Mid-18th century & early 19th century.*Two storeys.**Colour washed red brick. Pantile roof.***Metcalf House, High Street**

Grade II

LB ref: 241112

Listed: 1967

House. Mid-18th century.*Two storeys.**Rendered brick. Pantile roof.***North End Cottage & boundary wall, High Street**

Grade II

LB ref: 241113

Listed: 1984

Cottage. Early 19th century.*Two storeys.**Rendered brick. Pantile roof.***Rose Cottage & boundary wall, High Street**

Grade II

LB ref: 241114

Listed: 1984

Cottage. Early 19th century.*Two storeys.**Rendered brick. Pantile roof.***K6, High Street**

Grade II

LB ref: 1404897

Listed: 2011

Telephone kiosk. 1935.

*Single kiosk.**Standardised design made of cast iron, painted red.***Wisteria Cottage, Old Post Office Street**

Grade II

LB ref: 241118

Listed: 1984

Cottage. 17th century.*One and a half storeys.**Rendered rubble. Pantile roof.*

Structures that are associated with these listed buildings might also be protected. **The exclusion of any structure within the appraisal that might form part of a listed building does not necessarily indicate that it is not protected.** Advice should always be sought from the Council's Conservation Team as to the extent of what is regarded as being of special interest.

Listed buildings not within the Everton Conservation Area, but otherwise nearby include:

Everton Windmill, Mattersey Road

Grade II

LB ref: 241115

Listed: 1984

Windmill. C1830.

4 stages.

Brick tower.



Boiler House at Everton Windmill, Mattersey Road

Grade II

LB ref: 241116

Listed: 1984

Boiler house, late 19th century.

Single storey.

Brick with pantile roof.



Mill House, Mattersey Road

Grade II

LB ref: 241117

Listed: 1984

House, c 1830.

Two storeys.

Brick with pantile roof.



Pusto Hill Farm, Pusto Hill Lane

Grade II

LB ref: 241119

Listed: 1967

Model Farm. Late-18th century.

Two storeys.

Colour washed brick with slate roof.



Positive buildings in the conservation area

When assessing the contribution made by buildings and structures that are not listed, consideration is given to their individual and group contribution to the special architectural or historic interest of the conservation area. For example, if a building is

the work of a particular noteworthy local architect, it may carry historic significance. Other reasons to consider the significance of unlisted buildings might include:

- Qualities of age, style, materials or other characteristics that reflect those of a substantial number of the buildings in the conservation area;
- Age, materials or other historic characteristics that relate strongly to adjacent listed buildings or the character area as a whole;
- 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.

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

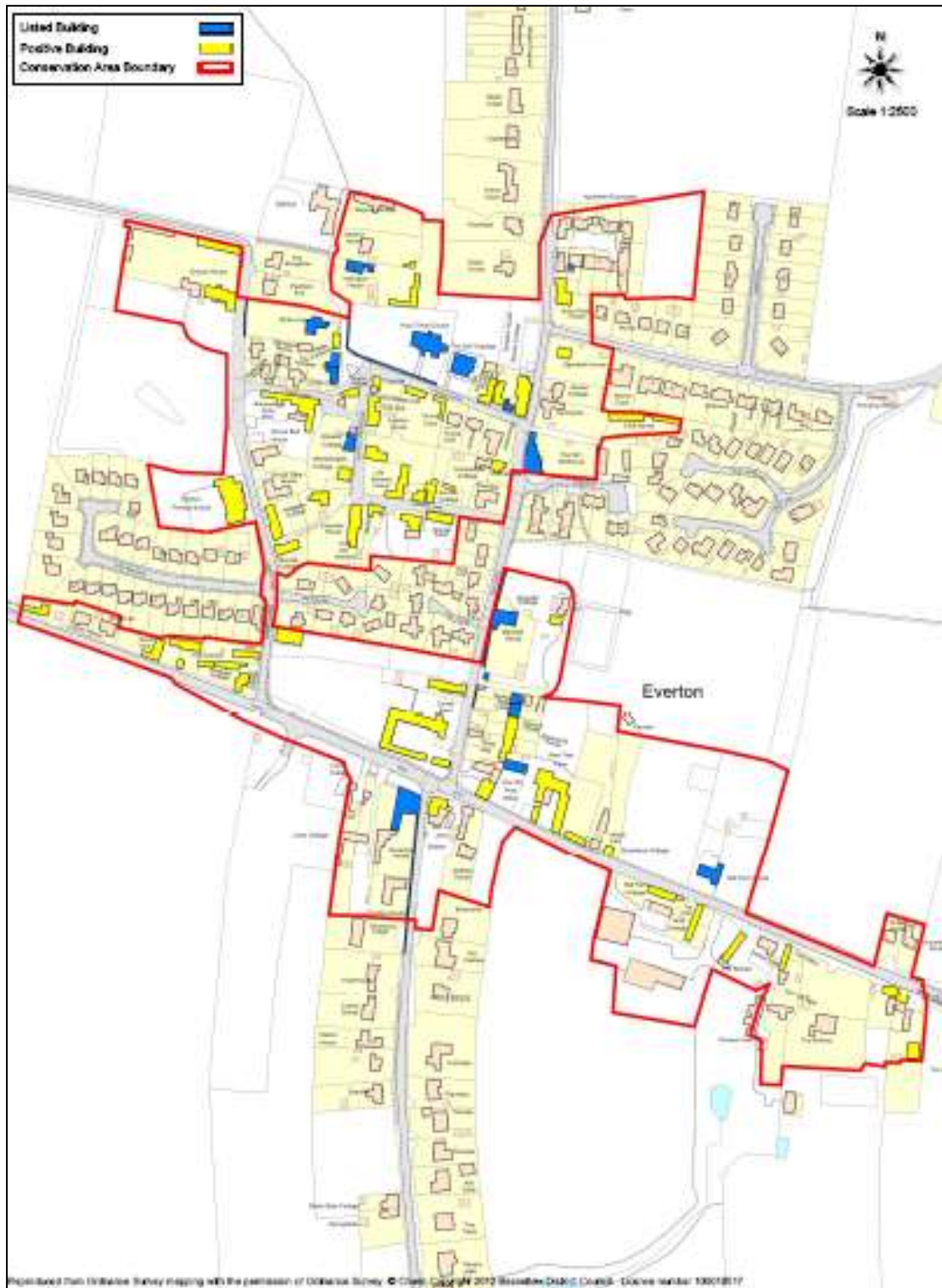
Any building meeting any of these key criteria should be considered as a locally significant and positive building. In Everton Conservation Area these are identified on the character area maps within the appraisal document and on the table and map below. This list is by no means exhaustive. The absence of any structure on this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the conservation area. Advice should always be sought from the Conservation Team at the District Council.

A number of buildings and structures considered being positive for age, group value, layout or other relevant factors might otherwise have individual features considered not to be positive, including for example, unsympathetic later alterations or use of inappropriate materials. Two common examples of this are UPVC windows in place of timber joinery or concrete tiles in place of clay pantiles. In assessing the relative significance of these buildings, consideration will be given to the potential reversibility or transience of such features. This issue is discussed in the Management Plan because it is the Council's aspiration to support the reinstatement of traditional features/materials, as well as promoting positive new development. Such opportunities will be seen as ways of enhancing the character and appearance of the conservation area.

In Everton Conservation Area, positive buildings include:

Brewery Lane: The Old Brewery, Grange Farm, Sunrise Cottage. Chapel Lane (south to north): 2, former Methodist Chapel, Chapel View Cottage (also known as Moore's Cottage), Kissgate, Everton Primary School. Church Lane: Studio barn to rear of White Lodge, Whaley Barn. Church Street: Church Farm, Old House, Dresden House, Village Hall. Ferry Lane: Blacksmith's Arms, Tricorn. Gainsborough Road (from east to west): The Old Chapel, Forge Cottage, The Lilacs, The Stables, Hall Farm barns (comprising Hall Farm Cottage, Ivy Cottage, Holly Cottage), Duckdown Cottage, Pear

Tree Farm barns, The Old Post Office, The Sun Inn, Corner Farm barns, Laurel, Prospect, The Granary, South View, Clover Cottage, Lavender Cottage. Harwell Lane: Gordon House and barns. High Street: Northfield House, Bashforth House, Croft House, Holmesdale, Corner Farmhouse, cottage range comprising Dawson House, Blacksmith Cottage, 1 & 2, The Studio Villa. Old Post Office Street: Oakville, Clock Cottage, Everton House, Old Brewery House, Lavender House.



As mentioned above in the listed building section, it should be noted that buildings associated with listed buildings might also be listed under section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The identification of associated or curtilage listed buildings is a complex judgement based on a range of issues that includes land ownership, historic connections, curtilage relationships and usage. The identification of heritage assets within the conservation area is meant as a catch-all, so advice should always be sought from the Council's Conservation Team on any individual buildings or structures and possible associations with listed buildings.

Non-designated heritage assets

Buildings, structures and other features of the historic environment not covered by statutory designation⁸² but which otherwise have a degree of significance, will often be regarded as non-designated heritage assets. The Council has produced criteria for assessing *Non-Designated Heritage Assets* that was formally adopted by the Council in January 2011. This criterion covers potential heritage assets across the whole District. Any building, structure or other feature meeting these criteria should be considered as a heritage asset.

Where these are identified in an appraisal document but outside of the conservation area, it is possible that they might contribute to the setting of the heritage asset. There are no identified buildings/structures/features identified near to the Everton Conservation Area boundary, although Manor Farm at Harwell (which is identified as a non-designated heritage asset) can be seen in longer views from the conservation area.

The list of non-designated heritage asset list is by no means exhaustive. The absence of any structure on this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the designated heritage asset's setting. Advice should always be sought from the Conservation Team at the District Council.

⁸² Such as Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Registered Parks and Gardens.

Appendix E: Useful contacts and advisory bodies

English Heritage

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

Conservation Team (Historic Buildings and Archaeology)

Nottinghamshire County Council

Telephone: 0300 500 80 80
Website: <https://www.nottinghamshire.gov.uk/learning/history/>

The 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

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/

The Victorian Society

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

AABC Register (Architects accredited in building conservation)

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

Appendix F: Historic and local information

Bassetlaw Museum

Local historic photographs

www.bassetlawmuseum.org.uk/

Picture the Past

Local historic photographs

www.picturethepast.org.uk/

The Thoroton Society of Nottinghamshire

Historical and archaeological society

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

The Nottinghamshire Heritage Gateway

Heritage resource

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

National Heritage List for England

Information on designated heritage assets

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

County Buildings at Risk Register

County database of buildings at risk

<http://www.nottinghamshire.gov.uk/home/environment/heritage/historicbuiltenvironment/buildingsatrisk.htm>

Historic Directories

Database of historic directories and gazetteers

www.historicaldirectories.org/hd/index.asp

Bassetlaw Insight

Local mapping data

www.bassetlawinsight.org.uk

Get Information Superfast (GIS)

Local mapping data

www.bassetlaw.gov.uk/get_information_superfast.aspx

Contact us

For further advice on issues relating to conservation areas:

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

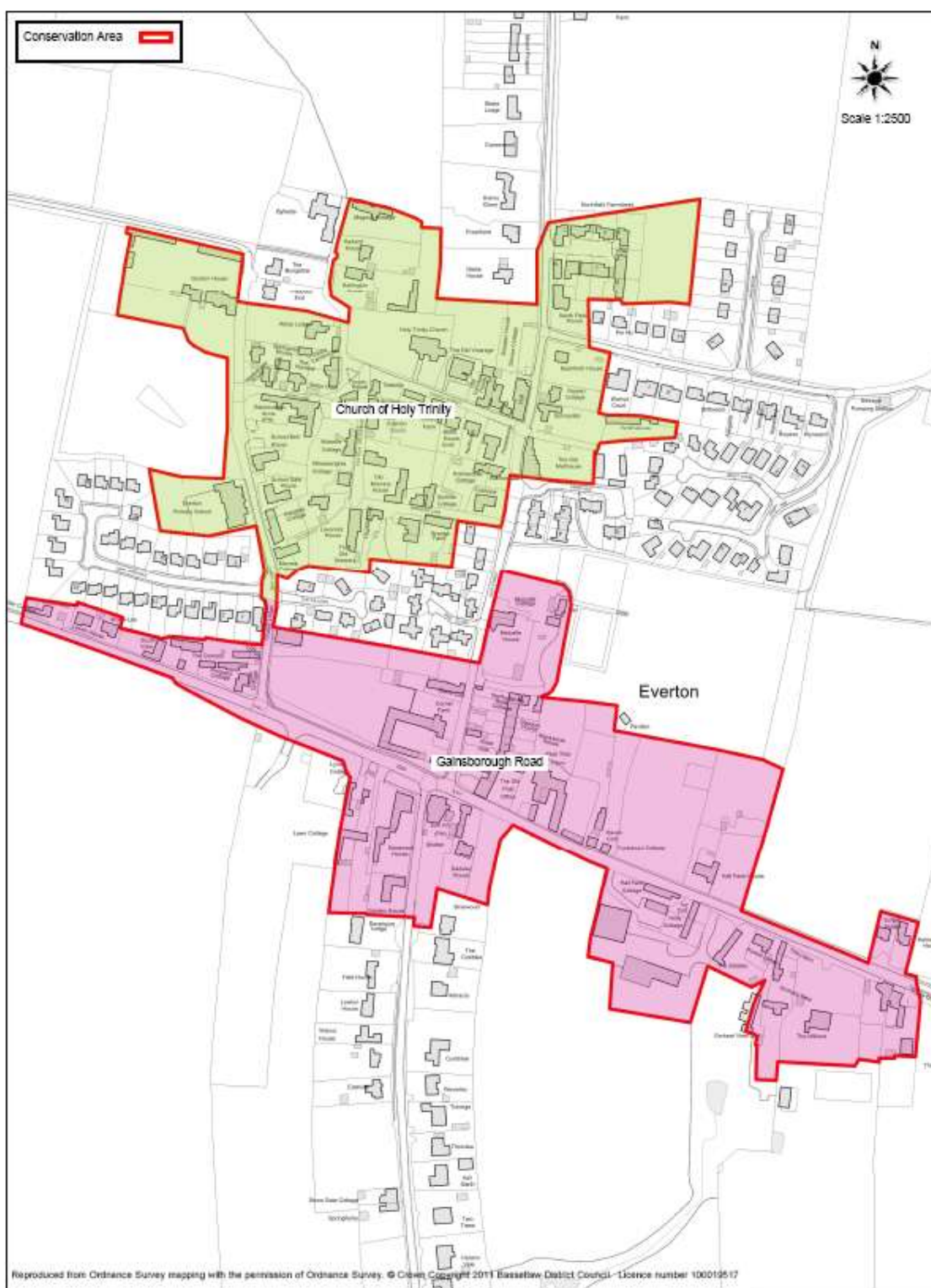
Tel: 01909 533191 or 533484

For help and advice on submitting Planning Permission, Conservation Area Consent or Listed Building Consent applications:

Planning Administration
Tel: 01909 533264 or 01909 534430

If you need any help understanding any of our documents, please contact us on 01909 533427.

Everton Conservation Area - Character areas



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