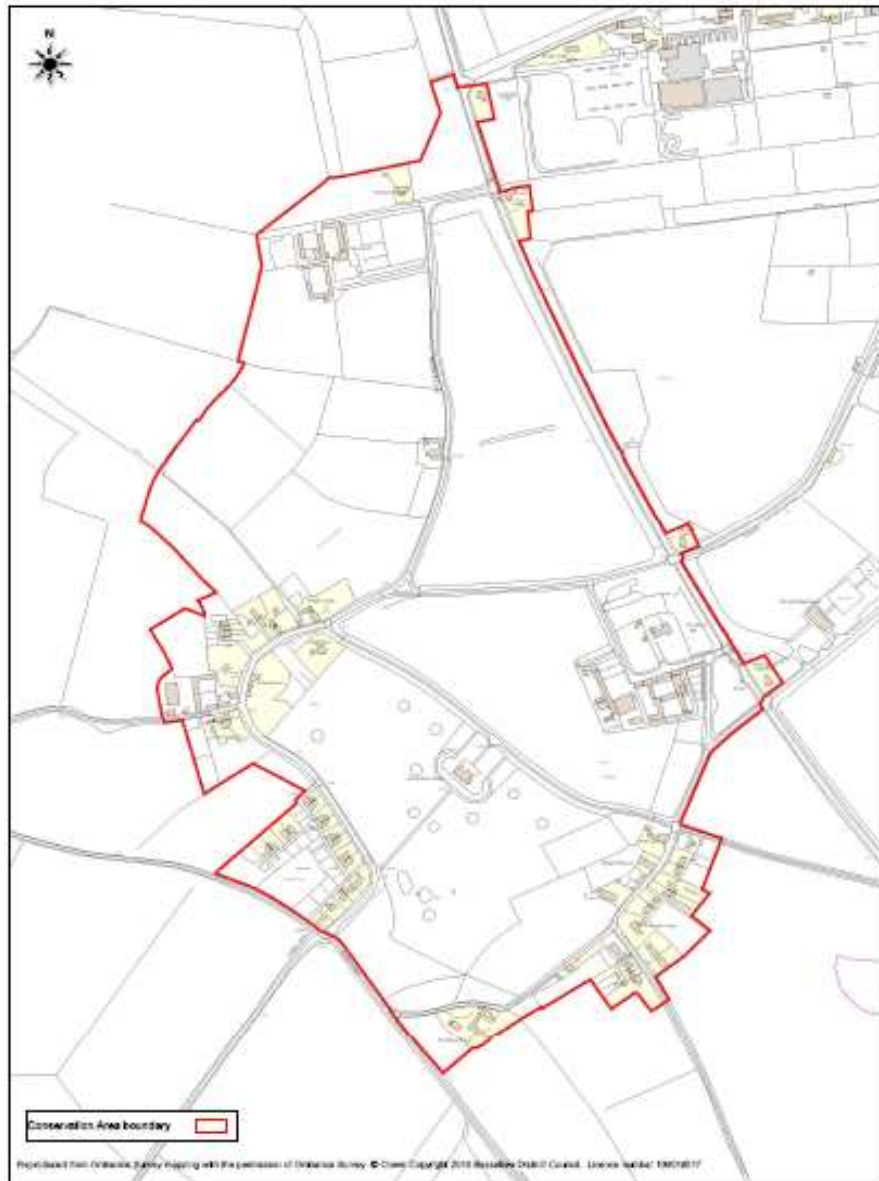
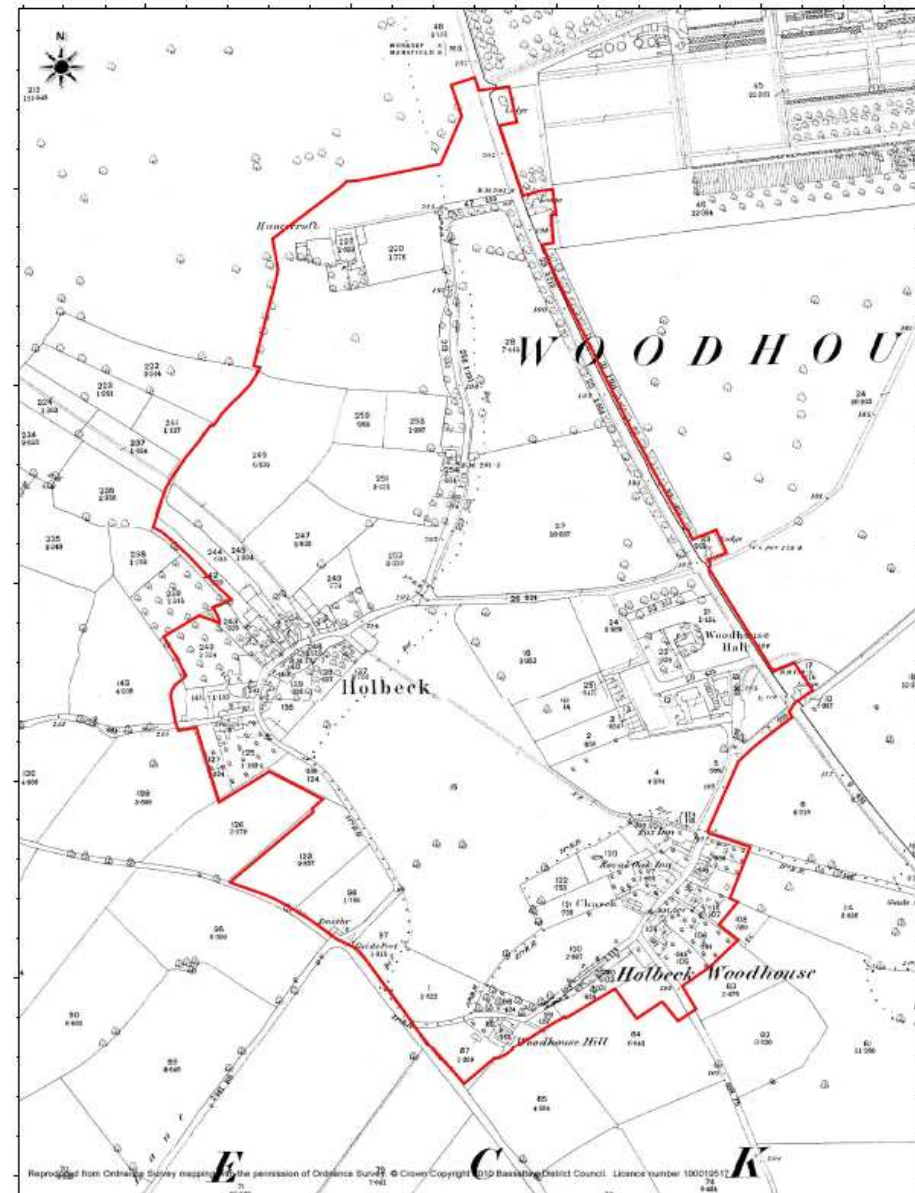


# Holbeck Conservation Area: Designation Statement June 2010

## Holbeck



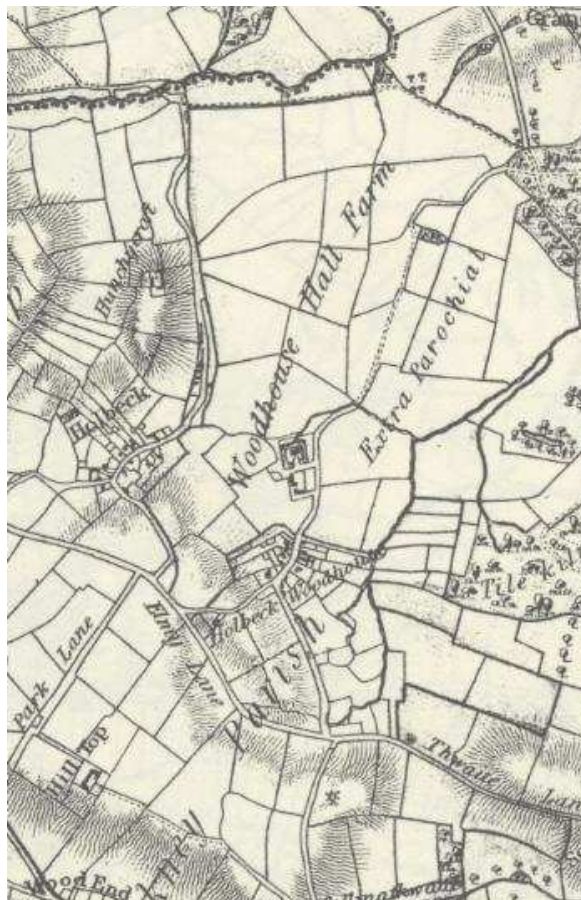
## Late 19<sup>th</sup> century Holbeck



# Holbeck Conservation Area: Designation Statement June 2010

## Holbeck

Holbeck is a large area, but thinly populated, containing smaller hamlets such as Woodhouse. Like the other historic settlements within the historic Cuckney Parish, Holbeck is closely linked to Welbeck, having been purchased by the Duke of Portland from Earl Manvers in 1810.



*Holbeck Woodhouse in 1835 according to Sanderson (source: Notts CC, 2001).*

The Mansfield Road edge is characterised by Welbeck, with a number of lodges and the western entrances to Welbeck Park. The lodges include Gas Works, Rose Cottage, Huncecroft, Dairyfield and Main Gates. Although not listed, their architecture and historic relationship to Welbeck is significant at a local level.

Woodhouse Hall is a significant 17<sup>th</sup> century building on the west side of the road. The building is constructed in coursed rubble with ashlar dressings and quoins, although largely rendered in roughcast. The roof is tiled with stone coped gables and kneelers.

The associated farm buildings to the south comprising a barn, cart shed and other outbuildings date back to the late 18<sup>th</sup> century and 19<sup>th</sup> century, and are listed in their own right.

The circular route that runs through Woodhouse, Woodhouse Hill, High Holbeck and then Holbeck itself is a very pleasing route with groups of historic houses, estate buildings, farmsteads and cottages.



*Holbeck: clockwise from top left, Holbeck House; High Holbeck; tree lined drive between Holbeck, St Winifred's and Welbeck Estate; St Winifred's on approach from High Holbeck (source: BDC, 2009).*

At the heart of Holbeck is the private Welbeck chapel, St Winifred's Church, which is set in its own park land with tree lined avenues. Designed by McIntyre, the chapel is based upon Steetley Church. There is an associated lych gate that is listed with ornate detailing. The wider area contains archaeological and landscape value.

Many of the buildings in Holbeck are listed or of local interest. Even the early 20<sup>th</sup> century estate housing at High Holbeck is a good example of its type and worthy of conservation. The spaces between the groups of buildings provide a positive setting to the hamlet, and reinforce the historic relationship with Welbeck. The parkland around St Winifred's and at Woodhouse Hall is recognised as being of local historic interest.