

Retford Conservation Area Appraisal

May 2012



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title: Bassetlaw District Council: Retford Conservation Area Appraisal.

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

Approved: This document was approved by Planning Committee on the 23rd May 2012.

Consultation summary:

The Council has undertaken public consultation with local residents and property owners, English Heritage, Retford Civic Society, Nottinghamshire County Council and other relevant consultees.

Document availability:

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

www.bassetlaw.gov.uk/

A public meeting was held on the 15th February 2012 at Retford Town Hall. The outcomes of this meeting (and wider public consultation on the draft appraisal and management plan) are summarised in a consultation report, also presented to Planning Committee on the 23rd May 2012. The consultation report is available on the Council's website and from Planning Services by request.

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

Front page: Photographs of Retford Conservation Area and its environs (source: Bassetlaw District Council, 2010/2011)

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1. INTRODUCTION

- 1.1 Retford is the second largest town within Bassetlaw and lies within the eastern half of the District. The town is approximately 8 miles to the east of Worksop and 20 miles south east of Doncaster. The Retford Conservation Area comprises the majority of the historic town centre and was originally designated in August 1973, although has since been enlarged with the current boundary designated in July 2011. The centre of Retford is characterised by its Georgian-period architecture, particularly around Market Square, which sits alongside the historic route of the Great North Road. The Conservation Area contains the historic cores of both West and East Retford, which sit either side of the River Idle. The Conservation Area also extends southwards up to and including the 18th century Chesterfield Canal.
- 1.2 Retford contains another Conservation Area (known as 'Retford South Conservation Area'). This area encompasses the residential suburb that follows the post-1766 route of the Great North Road to the south of the town (London Road), but is independent of the Retford Conservation Area.
- 1.3 The wider landscape is predominantly agricultural, although is also influenced by 19th, 20th and 21st century mining activity (particularly gravel/sand extraction). Land to the north of Retford is particularly affected, with large lakes being the result of open cast minerals extraction.

What is a conservation area?

- 1.4 Conservation Areas were first introduced by the Civic Amenities Act 1967. Since then, over 9033 Conservation Areas have been designated across England. The various heritage-related acts were consolidated under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.5 The Act defines Conservation Areas as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (section 69 (1))¹
- 1.6 Unlike listed buildings, which are designated by central government, Councils designate Conservation Areas locally. The Local Planning Authority has a duty to designate Conservation Areas where it identifies places of special architectural or historic interest. An area may warrant designation if, for example, it has an historic layout of streets, or a grouping of historic buildings that reflect the materials and style of the region. It may also be an area reflective of a particular historical time period, or it could be that the relationships between buildings and spaces create a unique historic environment. Designation does not prevent change, but enables the Local Planning Authority to positively manage and protect areas from neglect, decay or inappropriate development.

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

- 1.7 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 process. Designation results in special duties and controls for the Local Planning Authority.
- 1.8 Designation brings certain duties and controls to the Local Planning Authority:
- Proposals will need to be formulated from time to time for the preservation and enhancement of Conservation Areas in the form of a management plan;
 - In exercising their planning powers, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas;
 - The local planning authority is able to carry out urgent works to preserve unoccupied unlisted buildings in a Conservation Area;
 - The Local Planning Authority has a duty to review existing Conservation Areas from time to time, extending and designating where appropriate².

What is an appraisal?

- 1.9 This document is an assessment of the character and appearance of the Retford Conservation Area and surrounding areas. It clearly defines and records the special interest of the area. This will ensure that there is an understanding of what is worthy of preservation. The appraisal will be used to assess the boundaries of the existing Conservation Area, formulate policies for the preservation and enhancement of the area as a whole and to provide material information for decision makers regarding future development.
- 1.10 Conservation Area Appraisals are based upon guidelines set out in the English Heritage publication *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).
- 1.11 The following themes have been explored in the preparation of this appraisal:
- Archaeological and historical sites/monuments/buildings
 - Social, economic and demographic background
 - Current and past land use
 - Geological and topographical mapping
 - Building types, groups of buildings, density of buildings
 - Place names and historical references (e.g. road and transport evolution)
 - Aerial photos
 - Important views, vistas and landscapes
 - Historic environment record (HER) data
 - Plot layout/building orientation and the importance of gaps between buildings and any wider open spaces
- 1.12 Within the Conservation Area Appraisal, important buildings, structures and topographical features have been identified because they contribute positively to the character and appearance of the Conservation Area³. **The exclusion of**

² As discussed in Section 66 (2) of the 1990 Act.

³ As advised in English Heritage's *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).

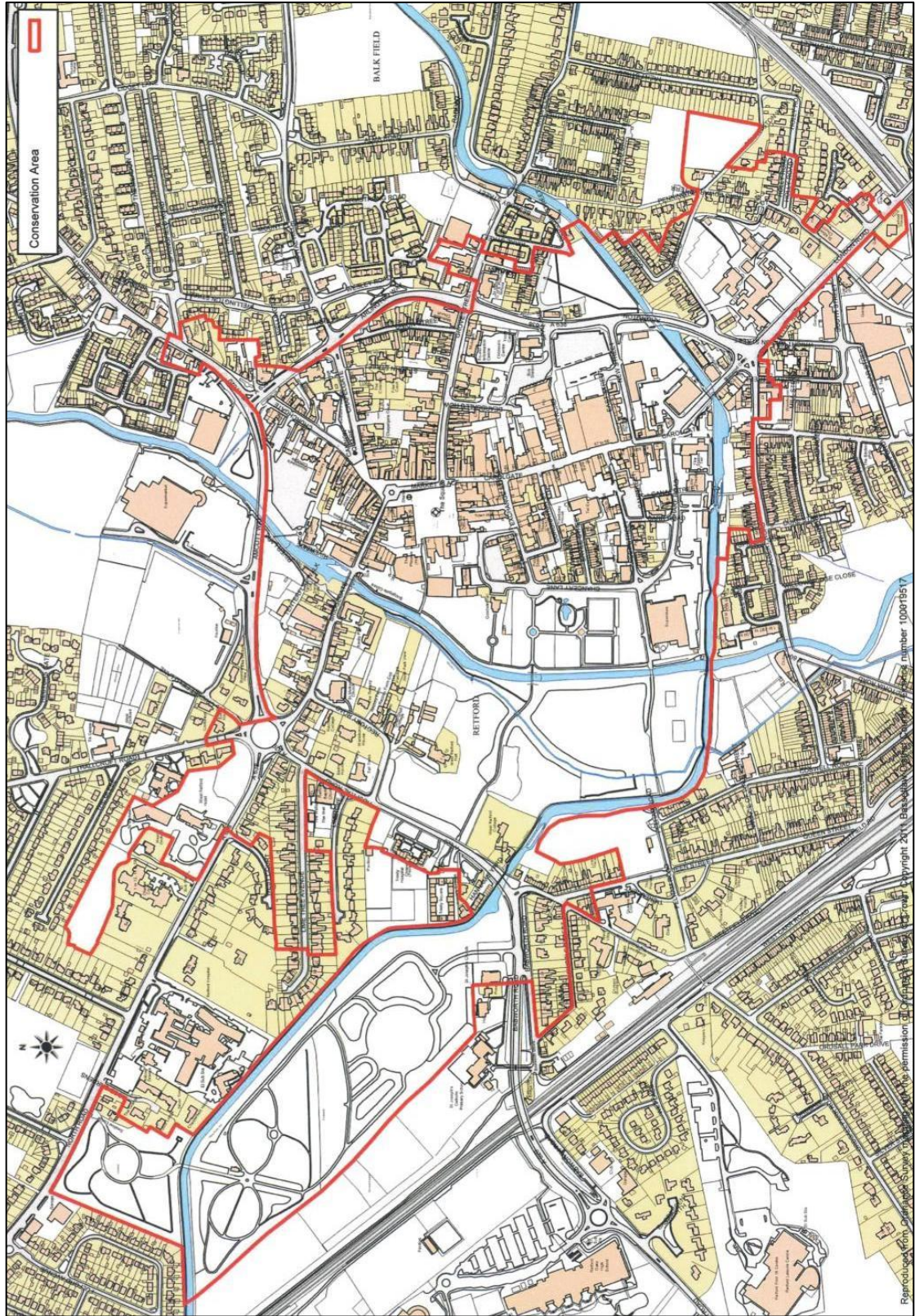
any building or feature within the appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the Conservation Area. Advice should always be sought from the Council's Conservation Team to enable an early assessment of significance. Positive buildings, structures and features are identified within the appraisal and listed in the appendix.

- 1.13 The **Nottinghamshire Historic Environment Record (HER)** identifies a number of individual buildings, structures and other features of local interest. Where appropriate, these are identified as positive buildings within the Conservation Area.
- 1.14 Outside of the Conservation Area, but possibly within its setting or nearby, local interest buildings identified on the HER are shown in this appraisal, where appropriate, as non-designated heritage assets. In addition, Bassetlaw District Council has produced a methodology for recognising non-designated heritage assets⁴ (adopted in January 2011). This methodology has been used to identify assets and where necessary, the existing information on the HER has been updated. Determining the significance of assets requires careful consideration of a number of factors, including architectural/artistic and historic merit, past and present use, archaeological value, relationship to the historic street layout and group value.
- 1.15 It should be noted that all planning proposals will be treated on their own merits. The Local Planning Authority will always assist applicants in identifying heritage assets⁵, whether designated or non-designated, at the earliest possible stage.
- 1.16 The Council's website contains general guidance and advice on many aspects of conservation practice. Visit the 'Planning and Building' section of our website at www.bassetlaw.gov.uk and follow the link to 'Conservation and Heritage'.
- 1.17 The Council carries out regular reviews of the District's Conservation Areas. For updates on these reviews, appraisals (whether draft or approved) and consultations, please call the Conservation Team or visit the Council's website. Contact details are included at the rear of this document.

⁴ Bassetlaw District Council, 2011: *Non-Designated Heritage Assets – Criteria*.

⁵ Including buildings of historic or architectural interest, areas of archaeological significance and historic landscapes.

Map 1 – Retford Conservation Area boundary

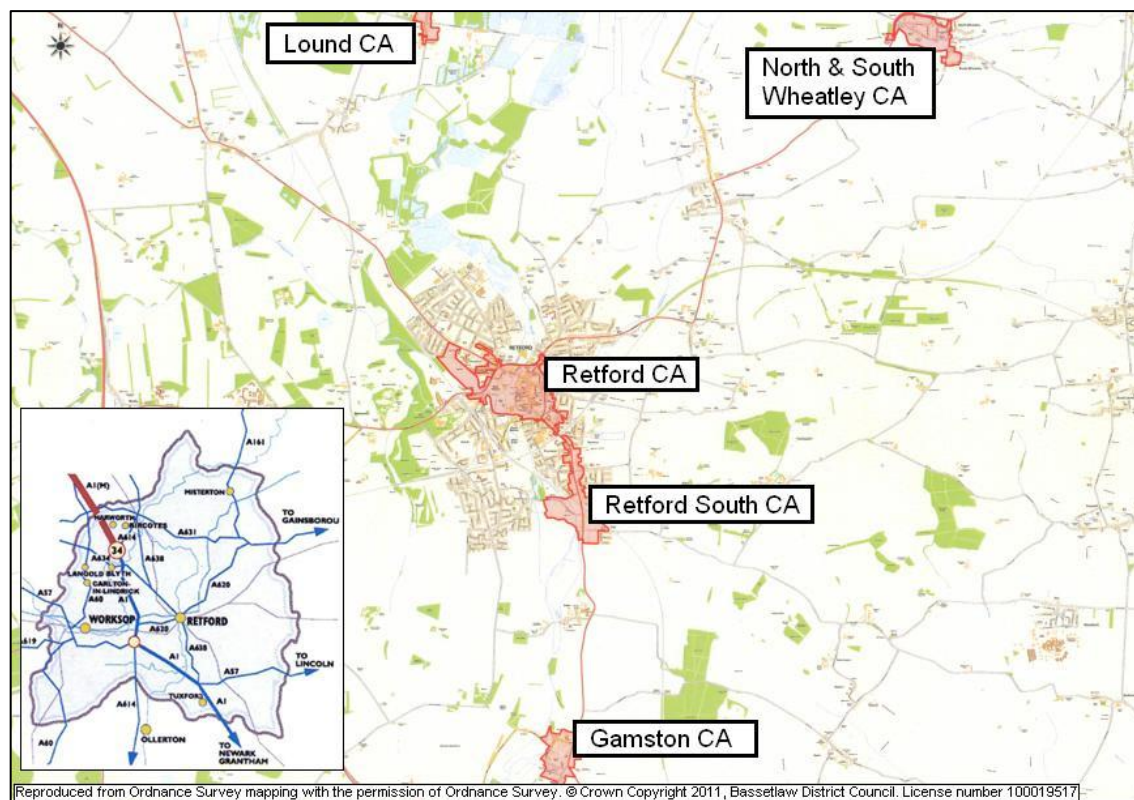


2. GEOGRAPHIC AND HISTORIC CONTEXT

Location and population

- 2.1 Retford is the second largest settlement in the District with a population of 21,145 (mid-2000 estimate). Sited within the Idle Valley, the town is divided by the River Idle. The river valley corridor is an important element of Retford's historic and geographic setting.
- 2.2 The Retford Conservation Area straddles the River Idle and covers the historic settlements of East and West Retford, including the modern commercial core of the town. The Conservation Area covers around 0.83 square kilometres and has a perimeter of approximately 9.1 kilometres.
- 2.3 A large number of the buildings within the central part of the Conservation Area are commercial properties, although there is also a range of religious and civic buildings. The west of the Conservation Area includes the landscaped open spaces of Kings' Park and Retford Cemetery.

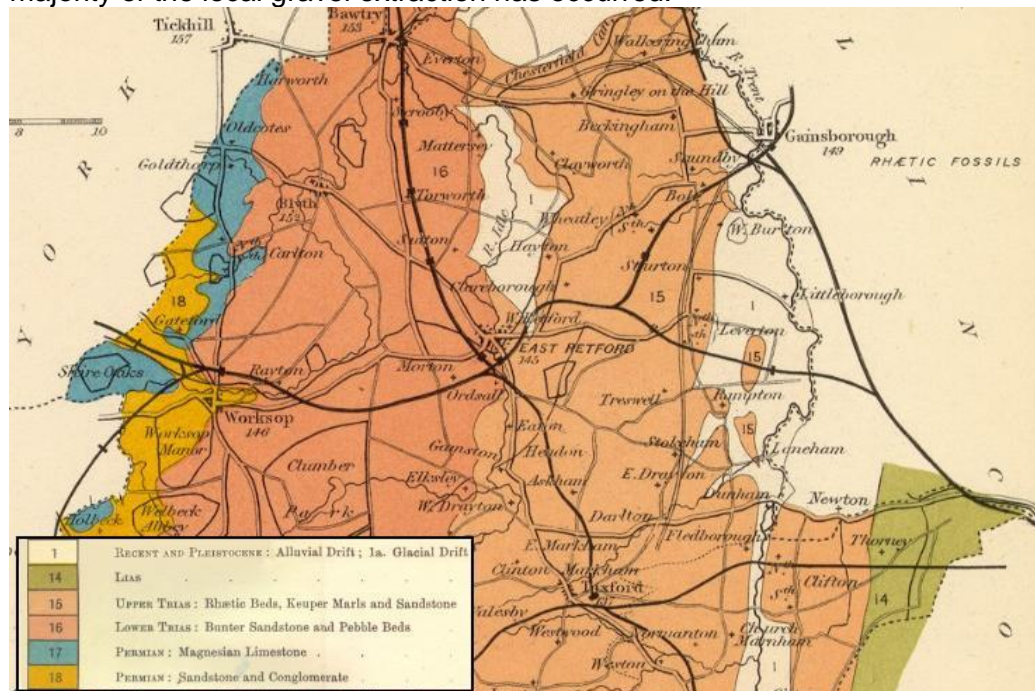
Map 2 - Retford in a wider context



Map source: Bassetlaw District Council, 2011.

Landscape setting and topography

- 2.4 The majority of the Conservation Area lies within the River Idle Valley, which cuts through the landscape from south to north. Immediately adjacent the river, the land is primarily undeveloped, largely as a result of the risk of flooding. In terms of its geology, the centre of Retford lies on the eastern edge of the Sherwood/Bunter Sandstone (Lower Trias) area, the boundary of which runs from north to south, approximately parallel to the line of the River Idle. The town is also within the Sherwood Landscape Character Area, as identified by Natural England. This area is typified by its rolling landforms containing predominantly arable land uses (due to the abundance of sandy soils) and a mixture of narrow river valleys, large areas of woodland and (often) 18th century landscaped parks⁶.
- 2.5 To the east, the Rhaetic Beds/Keuper Marls/Sandstone of the Upper Trias rises sharply forming a ridge of higher ground, again on a north to south alignment. This steeply inclined rolling escarpment allows for panoramic views across the roofscape of Retford and the surrounding landscape. To the north of the town, Alluvial/Glacial drift follows the course of the River Idle. This is where the majority of the local gravel extraction has occurred.



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). Map source: University of Southampton website: (<http://www.soton.ac.uk/~imw/Geology-Britain.htm>), 2011).

⁶ The majority of Kings' Park was previously part of the landscaped park around West Retford Hall.

Origins and historic development

2.6 The early origins of Retford are unclear, as there are no references to any hamlet/village/town until Domesday. However, evidence of human activity around Retford stretches back to the hunter-gatherer period of the Mesolithic (the 'Middle Stone Age', after which humans in Britain began to settle and farm land). Various prehistoric artefacts have been found around the wider area including a Mesolithic flint tool from Ordsall, an axe dating to the Neolithic era (New Stone Age) from Little Morton and a Neolithic polished flint axe discovered near the River Idle at Tiln⁷. Evidence from later periods also survives, with a Bronze Age spearhead found around the Whinney Moor Lane area and Romano-British crop marks (see figure 2.2) visible for several hundred yards to the north and west of Babworth.

Roman & post-Roman period

2.7 It is not known how or why Retford began as a settlement, although it is situated around a fording point on the River Idle and probably grew in association with that purpose in the Roman or more likely the post-Roman (both the Anglo-Saxon and Viking) period. Outside of the present town, evidence of Romano-British activity (both in agricultural and domestic spheres) is abundant, usually to the west over the Sherwood Sandstone geological area. It may emerge that the communities that settled in Saxo-Norman Retford were once from these outlying areas (Babworth, Morton, etc).

2.8 Roman-era occupation finds are rare within Retford, although 1st/2nd century items such as coins have been found, including at a site on Carolgate in 1922. Elsewhere, a cropmark enclosure was excavated in 1981 at Dunstan's Clump near Babworth, where a group of five 1st-3rd century buildings were found. A definite 3rd century coin hoard was found at Little Morton to the south west. Various other Roman artefacts and pottery fragments have been found at Tiln (Stroud, 2001). More visible and widespread are the 'brickwork' field patterns (also dating to the Roman period), which are clearly laid out across the Sherwood Sandstone areas to the west of the town. These were particularly well recorded in the 1970s and 80s by Derrick Riley of Sheffield University⁸ (see example image below).

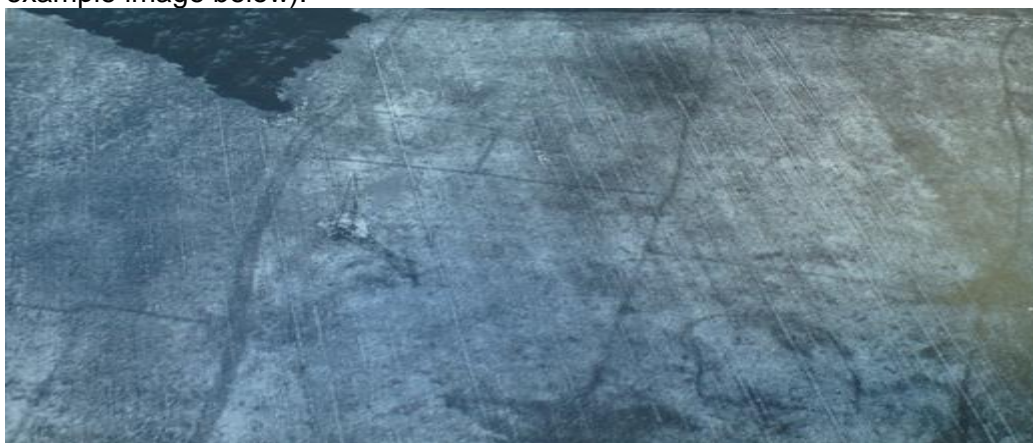
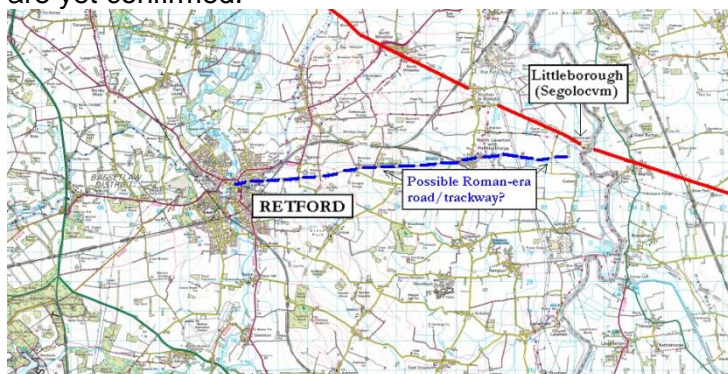


Figure 2.2: View of Roman-era 'brickwork' field pattern (and possible Iron Age 'D-shaped enclosure') to south of Green Mile Farm, Babworth (approximately two miles west of Retford). Image source: Riley, D. 1980.

⁷ From *Retford Extensive Urban Survey* (Stroud, J. 2001).

⁸ From *Early Landscape from the Air: Studies of Crop Mark in South Yorkshire & North Nottinghamshire* (Riley, D. 1980).

- 2.9 As a location, unlike nearby market towns, Retford is not at the head of an easily-navigable river; nor was there ever a large post-Conquest castle or religious establishment. Nevertheless, the town sits to the west of the known Roman road which connects Bawtry/Scaftworth (the site of a Roman Fortlet) and Littleborough (a Roman settlement and crossing of the River Trent, known as *Segelocvm* to the Romans). Other Roman roads may have existed in the vicinity (possibly the original Great North Road or current A1/A614) but none are yet confirmed.



Map 4: Extract from 2011 Ordnance Survey Map, with known Roman Road shown red. Map source: Bassetlaw District Council, 2010. © Crown Copyright, 2010. License number 100019517.

- 2.10 A minor Roman road/trackway may have connected Littleborough with a crossing point on the River Idle at Retford, possibly to serve the (probably agricultural) community to the west of the present town. A likely candidate is the route of Chapelgate/Spital Hill/Leverton Road/Cut Throat Lane/Retford Gate/Main Street, being a straight line between Retford, North Leverton and the Roman settlement/River Trent crossing at Littleborough (masses of Roman pottery has also been found over the years by farmers working the land around North Leverton Windmill, which is situated alongside the roadway). Whether the road has Roman (or earlier Iron Age) origins is not certain, but the route was almost certainly an established part of the landscape in the Norman period, as St Swithun's Church and St Michael's Church are both very prominently sited when approaching the town along this road from the east.



Figure 2.1: View westwards along Spital Hill, with St Swithun's Church visible in distance (St Michael's is obscured by the large trees). Image source: Google Maps, 2011

Medieval – the creation of a market town

- 2.11 Whilst there may be no substantial evidence for an established settlement at Retford in the Roman period, later Anglo-Saxon evidence does exist, in the form of timber piles found (in 1995) on the western bank of the river at Bridgegate, which were dated to 947-1030 AD⁹ (these timbers may have been part of a mill structure situated alongside the river and mentioned in Domesday). It is therefore possible to date human settlement in (West) Retford to at least the late Anglo-Saxon period. Indeed, Retford was within the Anglo-Saxon kingdom of Mercia during this time and probably derives its name from the Old English words *raed* and *ford*. The name relates to the red colour of the local clay, perhaps exposed at a ford over the River Idle¹⁰.

⁹ Source: Nottinghamshire HER, Ref: L11802.

¹⁰ From (Stenton, 2006).

2.12 Following the Norman Conquest (in 1066), William the Conqueror awarded much of Mercia to one of his most loyal supporters, Roger de Busli. This is documented by the Domesday survey of 1086 where we find the first written reference to the settlement that would later become known as West Retford:

“Redforde – Archbishop of York; Roger de Busli. Mill”
(Domesday entry)

2.13 In 1105, less than twenty years after Domesday, the settlement of East Retford appears to have been established as a royal borough by King Henry I. The planned layout of East Retford (and the large number of street names ending in “gate”) certainly reaffirms a growth period in the post-Conquest era. According to Marcombe (1993), the development of East Retford was intended:

“to compete with the trading privileges of Blyth Priory and to exploit the market opportunities of north Nottinghamshire¹¹”.
(Marcombe, 1993)

2.14 The new royal borough would have had had a weekly market and possibly a fair. It would also have had control over tolls collected from a wide area (which had previously been held by the Benedictine Priory at Blyth erected in c1088), such as from those crossing the River Idle at this point. These tolls are recorded in the *Cartulary of Blythe Priory*, where in 1225: “*burgesses took over the farm of the river tolls¹²*”. This would have helped fund the growth of the settlement on the east side of the river and contributed to the establishment of a market. As a royal borough, East Retford would have been second only to Nottingham in its status during this period.

2.15 With regard to the market and fairs, Piercy (1828) suggests that East Retford received its first royal charter in 1246¹³ by King Henry III, with the granting of a licence to hold an 8 day fair annually¹⁴. However, Ballard & Tait (1923)¹⁵ and Dolby (1997) argue that there is no evidence to support the 1246 charter, with the earliest charter for Retford being that of 1259, granting an 8 day fair for the improvement of the borough¹⁶. Notwithstanding this, an agreement (in the form of Letters Patent) of 1225 between the burgesses of Retford and Nottingham set out the rights of the burgesses of Retford to levy toll on all persons travelling through the North Nottinghamshire area.

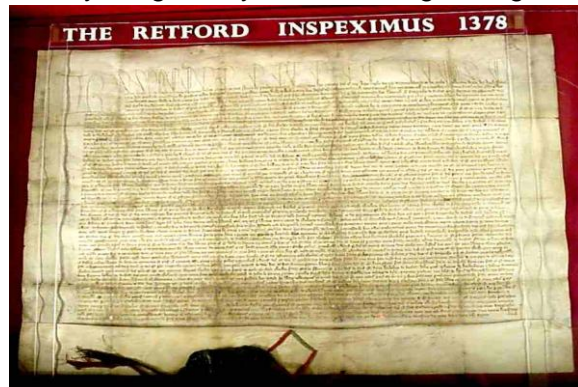


Figure 2.3: Image of 1378 Charter granted to East Retford by King Richard II. Image source: Bassetlaw Museum, 2010.

¹¹ From *English Small Town Life – Retford 1520-1642* (Marcombe, D. 1993).

¹² From *English Medieval Boroughs: A Hand List: Revisions* (Beresford, M. 1981).

¹³ Recent research has suggested that the actual date may have been 1259. Source: (<http://www.nottsheritagegateway.org.uk/places/retford.htm>, 2008).

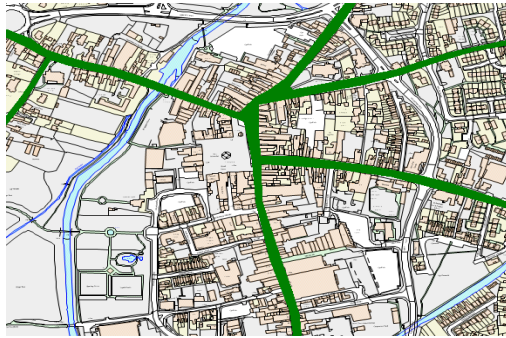
¹⁴ From *The Book of Retford* (Roffey, J. 1991).

¹⁵ From *British Borough Charters: 1216-1307*, (Ballard, A. and Tait, J. 1923).

¹⁶ From *1246 and all that! A Look at Retford's Historic Charters, Retford and District Historical and Archaeological Society Review 4* (Dolby, M. 1997).

2.16 The earliest charter still in existence dates to 1313, with the first mention of a market, which was to be held every Saturday. A total of 17 charters (including the Letters Patent of 1225) are believed to have been granted to East Retford up to 1607, including one signed by King Richard II in 1378 (see figure 2.3).

2.17 During the 12th-14th centuries, the layout of East Retford became formalised around the junction of Bridgegate with Churchgate (to Claborough), Chapelgate (to North Leverton and Littleborough) and Carolgate (to Tuxford). The market would have been the centre of commercial activity, probably situated at the junction of Churchgate and Chapelgate, west of St Swithun's Church (now Cannon Square). The southern boundary of the settlement appears to have been marked by a ditch, the line of which is still visible, separating plots to the south of Chapelgate (probably Post-Conquest burgage plots) and the later Medieval plots north of Grove Street (originally 'Newgate', which appears to have been added within the 13th or 14th century).



Map 5: Extract from 2011 O.S. Map, with medieval-era roads highlighted. Map source: Bassetlaw District Council, 2010. © Crown Copyright, 2010. License number 100019517.

The market would have been the centre of commercial activity, probably situated at the junction of Churchgate and Chapelgate, west of St Swithun's Church (now Cannon Square). The southern boundary of the settlement appears to have been marked by a ditch, the line of which is still visible, separating plots to the south of Chapelgate (probably Post-Conquest burgage plots) and the later Medieval plots north of Grove Street (originally 'Newgate', which appears to have been added within the 13th or 14th century).

2.18 The building of the first town hall or 'moot hall' in 1388 (demolished 1754) supports the idea that Cannon Square was the first market place. This timber-built hall had its principal elevation facing eastwards. The Shambles (premises for the display and sale of meat¹⁷) were situated on the ground floor of this building. The present Market Square was probably undeveloped at this time, being an area adjacent to the water meadows alongside the river to the west. This may have been a convenient place for cattle/horses to be kept when brought to market. Marcombe (1993) suggests this was the site of the 'beast market' in the Tudor period¹⁸.

16th – 17th century – fire and plague

2.19 By the 16th century, East Retford had become an important market town and the chief town of the Bassetlaw Hundred¹⁹. Fairs were held twice a year, at which were sold primarily sheep, cattle and horses (on the 23rd March) and cheese, hops and other goods (on the 2nd October)²⁰. During this period, the majority of buildings within Retford would have been primarily of a timber and thatch construction. However, the majority of these buildings were lost during the devastating fires of 1528 (this fire destroyed over three quarters of buildings the East Retford borough), 1585 and 1631. Of those that survived the fires,



Figure 2.4: Timber and thatch building on Bridgegate, mid-19th century (replaced by Sandrock House). Image source: Marcombe, 1993.

¹⁷ From *The History of Retford in the County of Nottingham* (Piercy, J.S. 1828)

¹⁸ From *English Small Town Life – Retford 1520-1642* (Marcombe, D. 1993).

¹⁹ Retford therefore housed the Quarter Sessions (Local Courts, abolished in 1972) for North Nottinghamshire (as described in Marcombe, D. 1993).

²⁰ (Nicholson, 2008)

most were replaced in the 18th, 19th and early 20th centuries (such as that shown in figure 2.4 above).

- 2.20 During this period there were several outbreaks of plague, with that in 1585 resulting in the death of over half of West Retford's population and about 300 deaths in East Retford. Plagues account for two of the more unusual features of the town, referred to collectively by Piercy (1828) as 'the Broad Stones'.
- 2.21 The more commonly-known Broad Stone (presently situated in the Market Square adjacent the Town Hall) may have been the base of an old parish boundary marker/cross (known as the Dominie Cross), perhaps located at the junction of Dominie Cross Road and Carolgate/London Road. Various local historical sources, including that written by Piercy in 1828, suggest that during times of plague, the hollow in the top of the Broad Stone was filled with vinegar and coins for trading were placed inside (to prevent the spread of disease between the town and surrounding areas). This stone was probably moved to the Market Square in the late 18th/early 19th century. The second Broad Stone (referred to by Marcombe as the "Preaching Cross") is located in the church yard of St Michael's Church, West Retford, and may have been used for the same purpose on that side of the town. It is possible that both structures may also be remnants of market crosses, as suggested by Stapleton in his study of Nottinghamshire crosses in 1912.²¹



Figure 2.5: The Broad Stone in the late 16th or early 17th century. Image source: Stapleton, 1912.

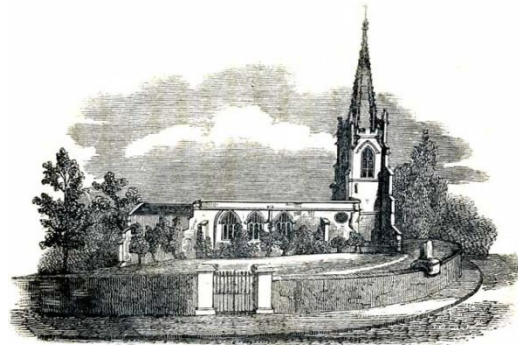


Figure 2.6: View of St Michael's Church, with the 'Preaching Cross' shown on top of the boundary wall. Image source: Piercy, 1828.

- 2.22 Unsurprisingly, the development of Retford was significantly affected by the fires and plagues. However, by the end of the 1600s, officials and residents of East Retford had come to treat the neighbouring settlements of West Retford, Thrumpton, Spital Hill, Moorgate and Bolham as suburbs (Nicholson, 2008).

18th century - connected to the world

- 2.23 The success of a market town was often dependent on the strength of the surrounding communications network. At the start of the 18th century, the River Idle was not navigable until its course reached Bawtry. Efforts to make the section of the river between Retford and Bawtry navigable during the 1720s proved unsuccessful, so attention was placed on the surrounding roads. During the mid-18th century, there were very few well-maintained and reliable routes out of Retford. Roffey (1991) argues that the only road of any consequence in this period was the (possibly Roman) road between the centre of the town and Littleborough (Churchgate/Spital Hill/Leverton Road). Late 18th and early 19th

²¹ From *A Catalogue of Nottinghamshire Crosses* (Stapleton, A. 1912).

century maps appear to confirm the importance of that route. The Great North Road at this time by-passed Retford a few miles to the west²².



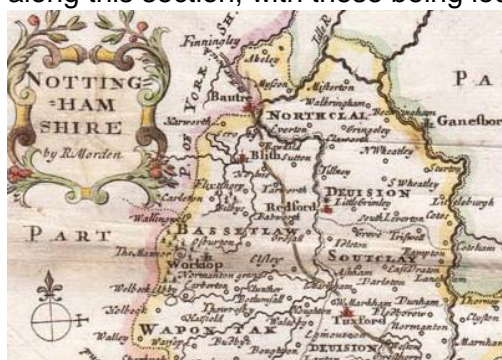
Map 6: Extract from J & C Walker's Map of Nottinghamshire, 1836. Map source: www.nottshistory.org.uk, 2010.

- 2.24 The increase in traffic along the Great North Road during this period had seen the economies of settlements such as Tuxford (to the south) and Barnby Moor (to the north) benefit considerably. In the middle of the century, it was realised that Retford's economy was likely to prosper should the Great North Road be diverted through the town. In 1757, minutes entered into the East Retford Corporation's books recorded the request which would be sent to Parliament:

"Jan. 26th, 1757.—It was ordered that the Town Clerk should write to Mr. Bright, junior bailiff," (who was then in London) "desiring him in the name of the bailiffs and burgesses to apply to the Members of Parliament; for the Borough, to bring a Bill into Parliament to make a road or turnpike from where the old guide post stood upon Markham Common, to a bridge upon the North River in Scrooby parish, and that he should wait upon the county members, desiring their concurrence and assistance in getting the same enacted."

(From Piercy, 1828).

- 2.25 An Act of Parliament was obtained in 1760 authorised the re-routing of the Great North Road between Barnby Moor and Markham Moor to pass through Retford. The new turnpike was completed in 1765/6 and (from the north) ran from Barnby Moor along the present North Road, Bridgegate, over the River Idle, along Carolgate, London Road and on towards Eaton, Gamston, and finally Markham Moor, where it re-joined the original route heading southwards (see comparison of 1701 and 1832 below). There were only two toll houses along this section, with these being located at Scrooby and Markham Moor.



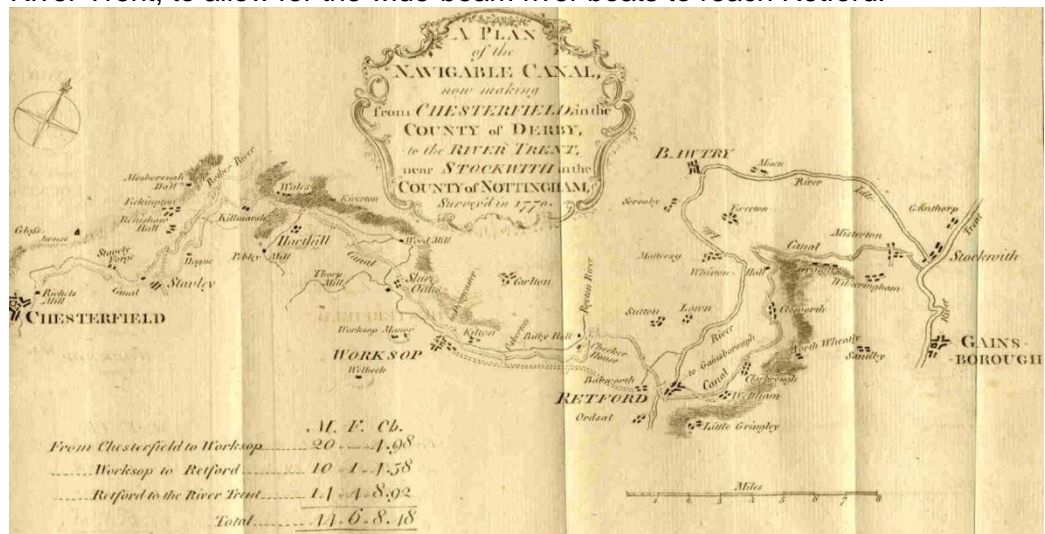
Map 7: Map of Nottinghamshire from 'The New Description and State of England' (Robert Morden, 1701). Map source: www.antique-print-maps.com, 2011.



Map 8: Map of Nottinghamshire showing 'Proposed Division of Counties and Boundaries of Boroughs' (R.K. Dawson R.E., 1832). Map source: www.antique-print-maps.com, 2011.

²² The original route of the Great North Road is highlighted on map 4, page 13 and map 7, page 17.

- 2.26 With the increased economic prosperity brought by the Great North Road, a new square was developed alongside the new route adjacent to the existing Market Place. Numerous large town houses were constructed around the square and surrounding streets, many of which survive today and a large number of which are listed. Several new coaching inns were constructed following the re-routing of the road, to cater for long distance travellers. Existing inns, such as the White Hart, were also adapted to accommodate the influx of visitors and the associated horses/coaches.
- 2.27 In 1769, plans were finalised (by James Brindley) for a canal connecting Chesterfield, Worksop, Retford and the River Trent. By 1771, work had begun and the canal was officially opened on the 4th June 1777. Whilst the canal was narrow between Chesterfield and Retford, it was wider between Retford and the River Trent, to allow for the wide-beam river boats to reach Retford.



Map 9: 'A Plan of the Navigable Canal now making from Chesterfield in the County of Derby, to the River Trent, near Stockwith in the County of Nottingham', as surveyed in 1770 (Engraved by John Lodge). Produced for the Gentleman's Magazine, May 1772. (Map source: www.flickr.com, 2010).

- 2.28 As with the diversion of the Great North Road in 1766, the impacts of the Chesterfield Canal were felt very quickly across the town. The Gentleman's Magazine of 1777 observed that the canal was:

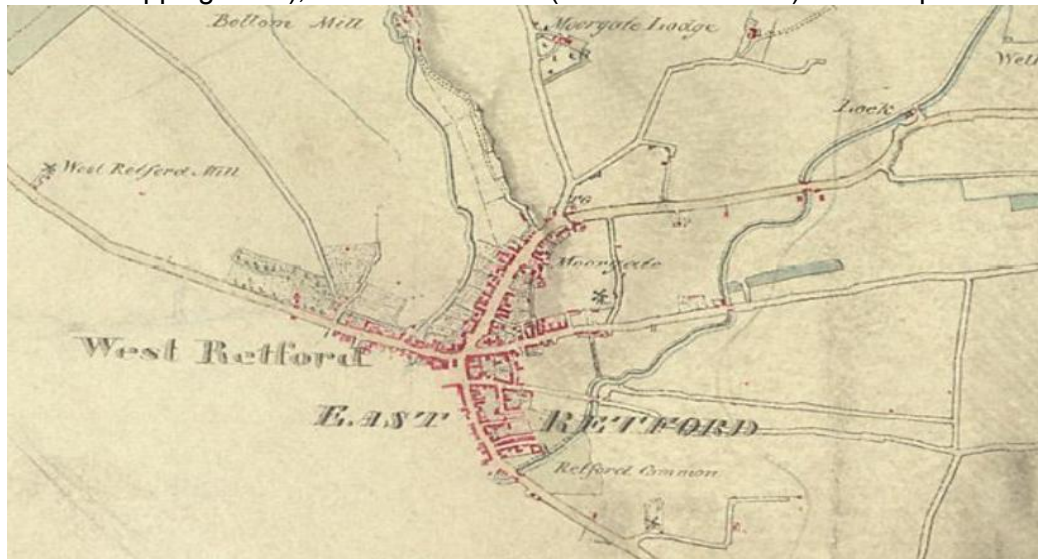
"Already of prodigious advantage to the neighbouring country in conveying limes, coals and other heavy articles, which are now carried at about one fifth of the usual price of land carriage and altogether expeditious."

(Jackson, 1971).

- 2.29 One of the most important impacts was the development of the wharf, which was the largest along the entire length of the canal²³. Warehouses, workshops and cottages all developed around the wharf in the late 18th and 19th centuries, bringing together various merchants of timber, coal and other commodities. New industries also developed, but possibly due to the geographic location of the town, Retford never became a centre of industry to the extent of Worksop (noted for timber, liquorice and malting) or Chesterfield (wool and brewing).

²³ This was probably the largest wharf since Retford was the last point along the canal where wide-beam river boats (from the Trent) could reach. Goods were often transferred between wide/narrow boats at this wharf.

- 2.30 At the centre of a large agricultural area, Retford was a notable corn milling centre, with several mills (usually post mills) around the town recorded on historic maps from this period, including along North Road (West Retford/'Tippings' Mill), Caledonian Road (South Retford Mill) and at Spital Hill.



Map 10: Extract from Henry Steven's 'Part of Nottinghamshire' map (1820). Map source: <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/p/zoomify82217.html>, 2011.

- 2.31 Other forms of milling also utilised the local expertise and took advantage of the transportation benefits brought by the canal. Paper mills in particular were present in the 18th and 19th centuries, including that at Bolham (shown at the top of map 10). A large textile/worsted mill ('Revolution Mill') was also constructed in 1788 on Spital Hill by Major John Cartwright. This mill employed over 600 people at its height, although by 1806 the enterprise had faltered and much of the site was cleared (the three/four-storey buildings near the junction with Arlington Way were probably part of the 1788 complex).
- 2.32 Sail making (unusual for an inland settlement until the development of canals) also developed during this period, with the coarse linen made from locally-grown flax. The sails are likely to have been used for the boats at West Stockwith and Gainsborough that sailed the River Trent and beyond. Sail cloth would also have been used to power the numerous local windmills (probably since the medieval period), until cloth sails fell out of favour in the 19th century (Roffey, 1991). It is likely that the land to the north of Bridgegate was associated with this industry. The name 'Tenterflat Walk' given to a street in this area certainly supports this hypothesis²⁴.
- 2.33 Much of the wealth generated by the canal and wharf contributed to the development of Carolgate, with fashionable two and three storey (often symmetrical) brick buildings, which provided an impressive thoroughfare between the wharf area and the Market Square (not forgetting this was also part of the Great North Road from 1766). Many of these buildings were also constructed using materials imported along the canal, including slates from Wales and stone from Derbyshire.

²⁴ 'Tenter' being the name given to the framework on which milled cloth is stretched for drying without shrinkage, and 'walk' being the long and narrow space in which the process was carried out, similar to a 'rope walk'.

2.34 Throughout the 18th century, Turnpike Trusts had transformed the road network of England with thousands of miles of metalled roads (often on completely new routes) connecting towns and villages. The post-1760s section of the Great North Road had been turnpiked soon after its diversion (in 1765/6). Surprisingly, only two toll houses were ever built along this new section (at Scrooby and Markham Moor). Further roads in and around Retford were also turnpiked in the late 18th and early 19th century, including Moorgate (1787), the road to Worksop (1822) and Spital Hill/Leverton Road (1824)²⁵. Toll Houses at Moorgate and Spital Hill are shown on the 19th century maps below.



Map 11: Extract from Moorgate Enclosure Map, 1803, showing toll house (at junction of Moorgate and Tilt Lane) and associated gate across road. Map source: Retford Library, 2011.

Map 12: Extract from Sanderson's map of 1835, showing toll bars at Moorgate and Spital Hill. Map source: Twenty Miles Round Mansfield, (Sanderson, G. 1835).

19th century – coming of the railway.

2.35 After the rapid expansion of the town in the late 18th century as a result of the construction of the Chesterfield Canal, it appears that the rate of development by the early part of the 19th century had slowed considerably (Nicholson, 2008). However, in the 1840s, a bill was put before Parliament detailing the construction of a railway connecting Sheffield, Worksop, Retford, Gainsborough and Lincoln (advertised in the London Gazette on the 31st October 1844). The line was completed in 1849 with a station constructed at Thrumpton, part of which still survives, now called the Old Station House (see below).



Figure 2.7: View of original Railway Station at Thrumpton from c1850 (left) and present day (centre and right). Image source: Bassetlaw Museum, 2010.

2.36 In 1852, the Great Northern Line was completed, which linked Retford with Doncaster, York, Newcastle and Edinburgh to the north and Newark, Grantham, Peterborough and London to the south. The new station was constructed to the east of Ordsall Lane (now West Carr Road), with several new streets (primarily residential) also built, which linked the station directly with the existing town to the north east (Queen Street, Albert Road (west)²⁶, etc).

²⁵ From *The Turnpike Roads of Nottinghamshire* (Cossons, A. 1934).

²⁶ This section of road was called 'Great Northern Road' on the 1886 Ordnance Survey map.

- 2.37 As with the arrival of the canal in the previous century, the arrival of the railways led to an industrial, commercial and residential boom in the latter half of the 19th century. Existing industries such as paper milling and malting expanded, whilst new industries were also established, including foundries/iron works and other works associated with the maintenance of the railway/rolling stock. Adjacent to the new industries, large numbers of (usually terraced) houses were built, particularly around the hamlets of Ordsall and Thrumpton and the area known as West Field. The Thrumpton area, for example, saw a rapid expansion in the 1870s, with the existing hamlet swallowed up by the growing town. As a whole, the town grew from 5,999 people in 1801 to 12,340 by 1901 (Nicholson, 2008).
- 2.38 The construction of the railways also led to a decline in the use of the Chesterfield Canal, as an increasing volume of goods began to be transported by train. In addition, the numerous coaching inns within the town were affected, as a result of the growth in popularity of inter-urban passenger rail travel.
- 2.39 Whilst the railways brought new employment and growth to the town, it was also apparent that other towns on the new network could compete with Retford, particularly for outside investment. In response to this, the Great Northern and the Manchester, Sheffield and Lincolnshire Railway Companies put forward the notion of a 'Great North of England Cattle Market' on a new site alongside the railway. By 1865, the resultant Retford Cattle Company had begun holding markets on the new site, located to the east of West Carr Road and north of the railway line (the Market Hotel is all that remains). Cattle would no longer be on 'every doorstep of the town', as some residents of the time had previously complained (Roffey, 1991).
- 2.40 The 19th century also saw a growth in the Borough Council as a provider of facilities and utilities for local residents. The town's first gas works were built along Grove Street in 1831, with 76 street lights also erected throughout the town. Perhaps of more importance was the provision of fresh water, since Retford was no different to most towns at this time in its lack of sanitation. Retford was supplied solely by local wells, often contaminated by sewage and other contaminants from settlement and industry upstream. By 1888, the Borough Council had set up a waterworks company and had laid mains water.



Figure 2.9: Former Pumping Station, Bolham Lane.

- 2.41 In the latter half of the 19th century, changes were also seen in the centre of the town, with the demolition of the 18th century Town Hall (also on the site of the 14th century Moot Hall) and construction of the present Town Hall (in 1868) in the Market Square. This was a major redevelopment scheme for the town involving the demolition of houses and the creation of a new road (Exchange Street).

20th century – impact of the motor car

- 2.42 The physical changes to the built environment throughout the 20th century were largely due to the impact of the growth in private car ownership/public bus travel rather than as a response to a growth in industry. At the beginning of the 20th century, Retford had only a handful of large factories, including the Northern Rubber Company, British Ropes and Clarks of Retford (cloth dyers). The large-

scale industry-led growth experienced in the 19th and early 20th centuries in other nearby towns did not occur in Retford, which therefore remained primarily a rural market town. However, several suburban extensions were constructed in the 1930s to house a steadily-growing population, which grew from 12,240 in 1901 to 22,000 in 2001 (Nicholson, 2008). A large proportion of the population were housed in the inter-war housing estates at Ordsall, Hallcroft and Spital Hill.

2.43 Perhaps the most damaging event on the character and appearance of the town was the Second World War. As with all other towns and cities, the demand for metal resulted in the loss of much of the Retford's 18th and 19th century ironwork. The Sevastopol Cannon was also removed for this purpose, but was saved by a local benefactor and re-erected after the war.

2.44 The growth in traffic, particularly along the A1 which ran through the town, was becoming an increasing problem throughout the first half of the century. As early as the 1920s, it was thought that the busy A1 running through the town centre was making the town less desirable to shoppers. By the 1960s, the A1 had been re-routed to the west of the town (its current route).

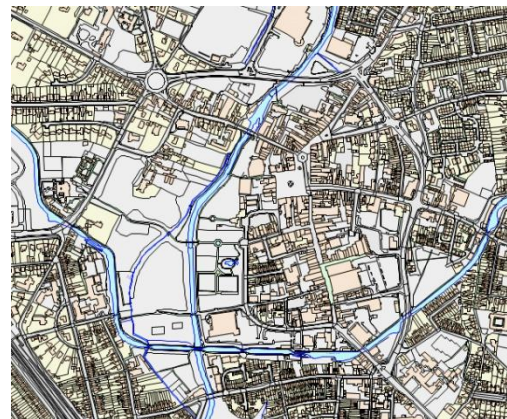


Figure 2.10: View of the junction of Bridgegate and Market Place, c1940. Image source: www.picturethepast.org.uk, 2011.

2.45 Congestion was further alleviated with the by-passing of the town centre (Amcott Way and Arlington Way) in the 1970s. Subsequent pedestrianisation of Carolgate, Cannon Square, Churchgate and Chapelgate also pushed the car further out of the town centre.



Map 13: Extract from c1912-1919 County Series Map, showing original road layout. Map source: <http://info.nottinghamcity.gov.uk>, 2010.



Map 14: Extract from 2011 O.S. Map, showing modern by-passes to north and east. Map source: Bassetlaw District Council, 2010. © Crown Copyright, 2010. License number 100019517. Please note: This reference and license applies to all other 2011 O.S. Map extracts used in this appraisal.

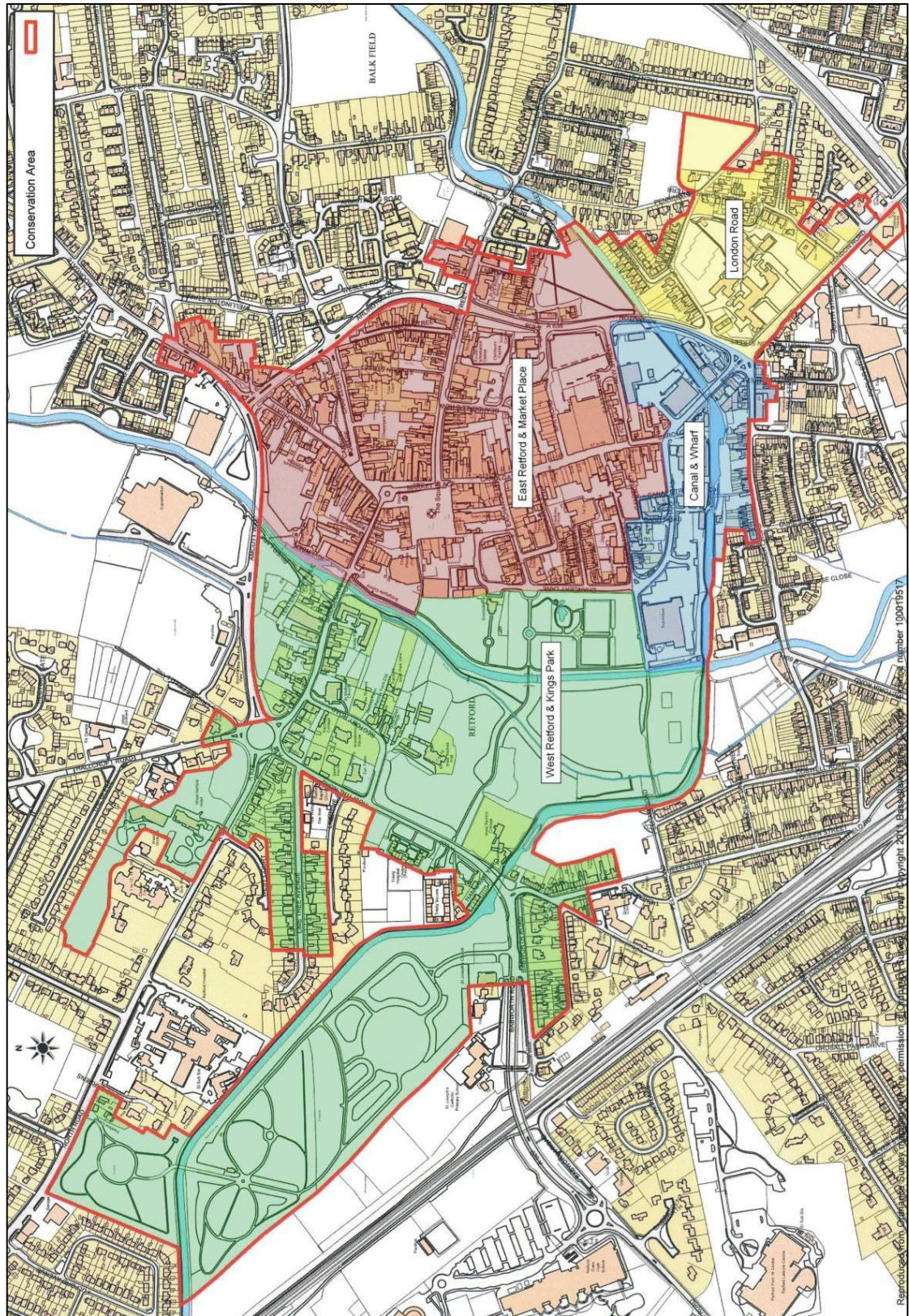
3. CHARACTER AREAS

3.1 Retford Conservation Area can be divided into four character areas (see map 15):

- a) **West Retford & Kings' Park** – This includes the historic parish of West Retford to the west of the River Idle (probably the earliest inhabited part of the Conservation Area), including Kings Park and the thoroughfares of Bridgegate (the western half), Hospital Road, Rectory Road, North Road, Babworth Road and Lime Tree Avenue. Significant heritage assets include St Michael's Church, the former West Retford House (now Hotel), West Retford Hall and Trinity Hospital. Also included is Retford Cemetery, originally established in the 1850s.
- b) **East Retford & Market Place** – This encompasses much of the historic Royal Borough of East Retford and includes St Swithun's Church, the 1868 Town Hall, Market Place/The Square, Carolgate, Churchgate, Chapelgate, Grove Street and the eastern half of Bridgegate.
- c) **Canal and Wharf** – Sited along the Chesterfield Canal, including historic and modern commercial buildings and associated housing alongside the wharf.
- d) **London Road** – Part of the historic thoroughfare of the Great North Road following its diversion in the 1760s. The area also includes the former King Edward VI Grammar School and Victorian/Edwardian period housing on Holly Road, Dominie Cross Road and Pennington Walk.

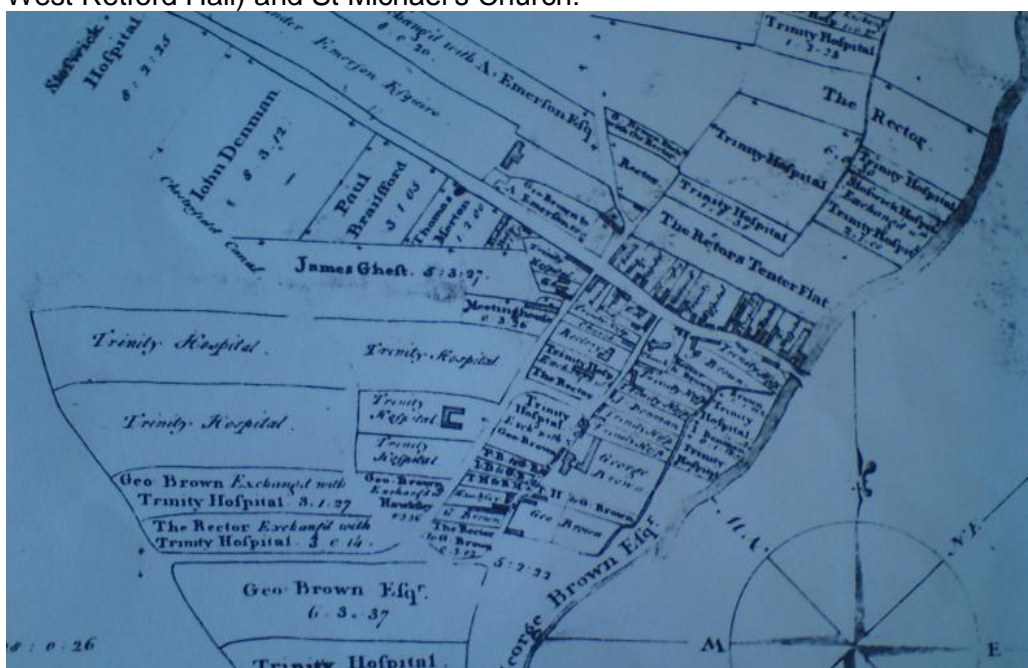
3.2 The Conservation Area Appraisal considers each of these character areas in turn.

Map 15 – Character areas



West Retford & Kings' Park Character Area

- 3.1 As discussed in section 2 of this Appraisal, evidence suggests that West Retford is the earliest settled part of the town, dating back to at least the Saxon period. The West Retford and Kings' Park character area is one of contrasts, having several large buildings set within large grounds, together with vast public open spaces. These exist alongside narrow-fronted properties, which often respect medieval burgrave plots, particularly along the main thoroughfare of Bridgegate and on Rectory Road. Mid-late 19th century housing also exists on the outskirts of the character area.
- 3.2 The majority of buildings within the character area date to the 18th and 19th centuries, with a wide range of sizes, types and styles contained within. Especially significant are the large former country houses (the former West Retford House and West Retford Hall), Trinity Hospital (on the site of the Old West Retford Hall) and St Michael's Church.



Map 16: Extract from Kelk's Map of the Manor of West Retford, 1774. Map source: Retford Library, 2011.

Layout and plan form

- 3.3 Much of the layout of West Retford is typical of a medieval settlement alongside a watercourse, with streets running parallel (Rectory Road) and perpendicular (North Road/Bridgegate) to the River Idle. Rectory Road also contains former burgrave plots perpendicular to the river. Similar settlements nearby (in terms of layout) include Misson and Bawtry, although those developed in isolation rather than on the outside of a royal borough (East Retford) established in the post-conquest period. This appears to have curtailed the natural growth of West Retford from a hamlet/village into a town.
- 3.4 Within the context of earlier road layouts and land divisions, several larger buildings sit on the edge of West Retford. West Retford Hall (constructed in 1699) lies to the south of Hospital Road within a large landscaped park, much

of which was opened up in 1960 as an enlargement of the 1938 public park to the east (known as Kings' Park).



Map 17: Extract from 1912-1919 County Series Map, showing West Retford Hall and associated park to south/south-east. Map source: Nomad Plus, 2011.



Map 18: Extract from 1964-1965 O. S. Map, showing West Retford Hall and Kings' Park. Map source: www.old-maps.co.uk, 2011.

- 3.5 The West Retford Hotel (originally West Retford House) dates to the mid-18th century²⁷ and also has a substantial landscaped park, although parts have been built upon in the 20th century.



Map 19: Extract from c1946 County Series Map, showing West Retford House (now Hotel). Map source: Nomad Plus, 2011.



Map 20: Extract from 2011 O.S. Map, showing West Retford Hotel and surrounding post-war development. Map source: Bassetlaw District Council, 2011.

- 3.6 The present Trinity Hospital was constructed in the 1830s although it sits on the site of the Old West Retford Hall²⁸, a manor house constructed during the reign of Elizabethan I (see below). The present building is set back from the road with a large lawned area in front (Hospital Road itself was opened in the 18th century, with a much longer Rectory Road being the original route to Worksop (see map 16, page 25, or map 33, page 72 for illustrations of this).



Figure 3.1: Sketch of Old West Retford Hall, with Elizabethan-era central range and c1795 wing additions to left and right. Image source: Wilmshurst, E. (1908).

²⁷ The building is shown on the 1774 Kelk map and a ram's horn was found within the foundations containing the etched date '1762'.

²⁸ Originally quoted in Wilmshurst, E. (1908), as referred to on www.nottshistory.org.uk, accessed 2011.

- 3.7 Between Rectory Road and Hospital Road, the plots are much shorter than those on the east side of Rectory Road and along much of Bridgegate, due to their being confined by the road layout. However, these plots appear to have run the full length between both roads, until the mid-20th century when they were divided. This space was dominated by a Rectory (rebuilt in 1864) and its associated buildings (stables etc) since at least the mid-18th century and almost certainly for a considerable period before this. Most current plots contain larger buildings, other than those fronting Bridgegate which are somewhat narrow, in line with many on the rest of that thoroughfare.



Maps 21, 22 & 23: Hospital Road/Rectory Road area, as show in extract from Kelk's 1774 Map (left), extract from 1912-1919 County Series Map (centre) and extract from 2011 O.S. Mastermap (right). Map sources: Retford Library and Nomad Plus, 2011.

- 3.8 Throughout the character area, the route of the Chesterfield Canal has left a lasting mark on the plot layouts and orientations of buildings. The clearest example is perhaps the cemetery, which uses the canal as its north and east boundary. In addition, the course of the River Idle was also affected, being straightened between Albert Road and Bridgegate to accommodate the construction of the canal and its associated aqueducts. The cemetery itself (although laid out in three separate periods) also affected the earlier plot layouts in that part of the character area, although most of its boundaries were consistent with early-19th century field patterns.



Map 24: Extract from Sanderson's 1835 Map, showing West Retford area prior to establishment of Retford Cemetery. Source: Sanderson's Map: Twenty Miles Round Mansfield, 1835.



Map 25: Extract from 2011 O.S. Map showing West Retford area and Retford Cemetery. Map source: Bassetlaw District Council, 2011.

- 3.9 Aside from the medieval plots and canal-related effects on settlement layout, the late 19th and early 20th century (Victorian/Edwardian) housing is also a key part of the area's character. Plots are generally uniform in size and layout, being relatively short with buildings constructed on the same alignment close to the highway. These are distinct from the medieval plots, as buildings are set back with short front gardens, rather than on the edge of the highway.

RF1 West Retford & Kings' Park

Layout and plan form – Summary of special interest:

- West Retford Hall, West Retford Hotel, St Michael's Church and Trinity Hospital:
 - The established layout is of large buildings within spacious grounds, set back from the highway.
 - Outbuildings are subservient to the main buildings, both in their scale and original function. They often make significant contributions to the setting of major heritage assets and to the character of the wider Conservation Area.
- Along the north side of Bridgegate and on Rectory Road:
 - The established layout is of long and narrow (often former burgage) plots, with buildings facing onto the highway and subservient buildings running back within the plot. Tenterflat Walk appears to mark the rear of these plots on Bridgegate, serving historically as a rear access/footpath.
- Along Babworth Road, Lime Tree Avenue, North Road and Queen Street:
 - The established layout is characterised by narrow and regular plots containing buildings on the same alignment and facing onto the highway. The majority are also sited close to the highway boundary.
- Kings' Park:
 - The park has a somewhat regular layout to the east of the river, largely a result of that area's planned formation in the 1930s. To the west of the river, the layout is more irregular, a consequence of that site's historic use as a landscaped park associated with West Retford Hall.
- Retford Cemetery:
 - The cemetery contains three distinct zones which reflect its phased development in the 1850s, 1880s/90s and 1950s. All zones have strong boundaries (utilising trees, hedges and the Chesterfield Canal) and are crossed by narrow roadways forming a variety of rectilinear and circular patterns. The scale, design and siting of St Joseph's RC Church also adds to the significance of the layout of that part of the cemetery.
- The Chesterfield Canal:
 - The canal flows through much of the character area with pre-canal plots and routes still existing, such as the footpath between Pelham Road and West Street. However, the majority of plots adjacent the canal post-date its construction and buildings are laid out either facing or backing onto the canal.

Architecture: buildings and materials

- 3.10 The West Retford character area contains 15 listed buildings (together with those listed by association), primarily along the main thoroughfares of Bridgegate, North Road, Rectory Road and Hospital Road. These are all considered to contribute positively to the special character and appearance of the Conservation Area. In addition to these, many other buildings and structures can be regarded as heritage assets. These are discussed in Appendix B and are set out on map 26 (page 55). Buildings not highlighted are considered to be neutral in their character, appearance or significance.
- 3.11 The oldest building within the character area is the limestone-built St Michael the Archangel's Church on the corner of Bridgegate and Rectory Road. Much of this grade II* listed building dates to the 14th century²⁹ including its narrow spire (complete with closely-spaced crockets), a fine example of the early perpendicular style. Of special note is the transition from tower to spire, being on a square base and containing flying buttresses set below the parapet. These buttresses support and lead into an octagonal spire (this arrangement is known as a broach spire). This element of the building is described as 'remarkable' by Pevsner (1979).



Figure 3.2: St Michael the Archangel's Church, as shown in drawing by Samuel Hieronymus Grimm in 1773 (left), watercolour by John Chessell Buckler in 1816 (centre) and in 2010 (right). Drawing and watercolour source: www.bl.uk, accessed August 2011.

- 3.12 The church was significantly restored in 1863 under the stewardship of the Rector, Charles Dales Butterfield (by notable Gothic Revival architect James Fowler of Louth, Lincolnshire). Also at this time, several additions were constructed (to designs by Fowler) including the north aisle and the polychrome brick chancel. This chancel was also enlarged in 1889 and a sacristy was added at the north eastern end by 1910.



Figure 3.3: North aisle of St Michael the Archangel Church, West Retford.

²⁹ Evidence suggests that an earlier church existed on this site in 1227, when a dedication was made on Michaelmas Day (Source: English Heritage – Heritage List for England, accessed August 2011). In addition, the dedication of the southern aisle to St Oswald indicates a pre-Conquest origin.



Figure 3.4: Various views of St Michael the Archangel Church, West Retford, including: the south aisle (top row); south aisle interior containing stained glass windows (third row) and St Oswald's chapel (with a dedication to John Darrel, the founder of Trinity Hospital – bottom row); the tomb of John Darrel in the chancel (second row, right); ornate roof (fourth row, left) and decorative gate posts containing early Trinity Hospital design (fourth row, right).

3.13 Within the grounds of the church is a stone object referred to locally as the 'preaching cross' or the West Retford broad stone (as discussed on page 16). It is argued by Stapleton³⁰ that this stone was originally part of a market or parish boundary cross, whilst Percy³¹ suggests that it was erected as a plague stone for West Retford³², positioned close to the church and filled with vinegar in times of plague, for the deposit of coins for trade. Certainly the stone is similar to preaching crosses found elsewhere in the East Midlands (such as that at Winthorpe, near Newark). It is also known that during the Georgian and Victorian periods this stone was positioned atop the church boundary wall in the north west corner of the site, although it appears to have been moved to its current location (within the church yard) in the late-19th or early-20th century.



Figure 3.5: The West Retford 'preaching cross'/broad stone/plague stone, as shown in Percy, 1828 (left) and present day (right).

3.14 Moving away from the context of medieval gothic architecture, the Georgian period (roughly 1700-1830) saw a move towards the classical styles of Greece and Rome. Within West Retford, this new direction in architecture saw the construction of several large houses on the edge of the settlement, together with more modest town centre road-frontage buildings including town houses, tenements and coaching inns (particularly important after the diversion of the Great North Road through the town in the 1760s). One of the best examples of the move to a more classical style is West Retford Hall, a large grade II listed house dating to 1699 and historic residence of the Huntsman family³³.



Figure 3.6: Views of main frontage (west elevation) of West Retford Hall.

3.15 The main building is two storeys in height and constructed of red brick in a Flemish bond, this type of bond becoming increasingly popular from the

³⁰ As discussed in *A Catalogue of Nottinghamshire Crosses* (Stapleton, A. 1912).

³¹ From *The History of Retford in the County of Nottingham* (Percy, J.S. 1828).

³² These theories mirror those regarding the Broad Stone in East Retford.

³³ Benjamin Huntsman (1770-1776) was the inventor of the crucible steel manufacturing process. It is likely his son William (who ran the family steel and coal business) purchased West Retford Hall from the Brown family (of Ordsall Hall), after which the house stayed in the Huntsman family for several generations until the mid-20th century.

Georgian period (for its aesthetic merits) up to the 1920s. The roof is finished with a mixture of natural slates and rosemary tiles, together with large squared chimney stacks (most of which have been partially rebuilt). The majority of the roof is hidden from view behind a large brick parapet on the north, west and south elevations. The parapet is stone coped and contains a decorative moulded stone cornice just above the eaves level. The upper two thirds of the parapet appear to have been added (or replaced) at a later date.



Figure 3.7: Main frontage of West Retford Hall.

- 3.16 The main frontage (west elevation) is of a symmetrical design, with full-height brick pilasters at each end enclosing nine bays in total. The three central bays project slightly away from the rest of the building. All windows on the frontage are '6 over 6' sliding sashes, although other varieties of timber windows (such as casements and non-opening half-round lights) exist throughout the rest of the building. Splayed brick headers sit above all windows across the frontage, a feature which is repeated across the site incorporating several different construction phases (including early-20th century). A single storey porch with half-round radiating fanlight is attached to the ground floor, although similar to the upper part of the parapet, this porch appears to have been added at a later date.
- 3.17 On the south east corner of the building is a full-height rounded bay. This bay has a parapet similar in design to that on the original house (complete with moulded cornice), although unlike the parapet on the main frontage, has not been raised in height. It is therefore likely that this rounded bay was either part of the original house or dates to the period immediately after its construction. A similar rounded bay exists on the south side (rear), although has a mansard-style roof with dormer windows on three sides.



Figure 3.8: Views of West Retford Hall, showing north elevation (left) and south elevation complete with rounded bay on the south east corner (right).

- 3.18 Adjacent to West Retford Hall are a series of grade II listed barns, stables and cottages, which date to the late-18th/early-19th century. All are brick-built with a mix of natural clay pantiles and natural slates on their roofs. Of particular note is the range on the east side of the courtyard (see figure 3.8, left, and figure 3.9, top left) which dates to the mid-late 18th century when the Hall and surrounding

land was owned by George Brown of Ordsall Hall. Historic features survive throughout this range of buildings, including timber-framed sash, casement and non-opening windows, although much of the site is currently derelict. Similar buildings (both in terms of form and historic use) exist immediately to the north along Rectory Road, including at Rose Ghyll Cottage. Whilst the Hall and adjacent barns were all owned by George Brown in the later 18th century (according to the 1774 map), much of the surrounding land was owned by the Trinity Hospital at that time.



Figure 3.9: Top: Outbuildings at West Retford Hall with mid-late 18th century (left) and 19th century cart shed (right); Bottom: Similar barns/cottages along Rectory Road to the north of West Retford Hall.

3.19 The West Retford Hall site was adapted in approximately 1826 with the construction of a dower house, around 100 metres to the south west, for the widow of William Huntsman. The building has a number of gothic features, a style which was becoming popular in the early-mid 19th century. Although built of brick, the building is rendered and painted. Much of the original timber joinery, Gothic-style windows and tall and decorated chimneys survive.



Figure 3.10: Views of West Retford Cottage, including main frontage/north elevation (left) and south and east elevations (right).

3.20 Away from the West Retford Hall site, the mid-18th century³⁴ saw a second large red brick (Flemish bond) house constructed, this time on the north east side of North Road, by Alexander Emerson Esquire. Shortly after the diversion of the Great North Road through the town (the present North Road) in the 1760s, it

³⁴ It was suggested in an article in the Worksop Guardian on the 14th September 1979 that the building was completed in 1732 (see archive in Worksop Library).

was recorded that the Prince of Wales was greatly impressed by the building, describing it as “one of the most pleasant in the north”³⁵.



Figure 3.11: Top: Land exchange plan of 1863 for a Mr Milner Esq, also showing kitchen garden to south (some of the walls of which still exist); Centre: Frontage (north west elevation) of West Retford House (now Hotel); Bottom left: West Retford House, c1780, by T Malton (The house is viewed from its landscaped park to the north west, which still exists, although most is now wooded); Bottom Right: Land exchange plan from 1865 between a Mr Simpson and the West Retford Rector. Image source: Bassetlaw Museum, 2011. Plans source: Nottinghamshire Archives, 2011.

3.21 West Retford House has several similarities with the 1699 Hall, including its overall scale, its decorative cornice and parapet, the later entrance porch and

³⁵ As quoted in the Worksop Guardian, 14th September 1979 (Source: Worksop Library archive, accessed November 2011).

the symmetrical emphasis of the original frontage (also comprising a central bay with recessed bays either side). In addition, the shallow window arches are splayed, although unlike the Hall these have central keystones. The central bay has three storeys (the Hall has only two) with the side bays having two.

3.22 Due to alterations in the 19th and 20th centuries, the frontage is no longer symmetrical, with large additions on the north side of the main building (this has also affected the rear aspect). Single-storey elements either side of the central bay have been integrated into later two-storey extensions which hide the original frontages of those side bays (see figure 3.10 for a comparison). The roof shape has also been altered above the side bays, with the pinnacle on top of the right hand bay completely removed. Whilst the original roof of the main building may have been covered in Westmorland slates or clay pantiles, the present roof is finished with rosemary tiles.



Figure 3.12: Views of West Retford House, including right hand bay of frontage (top left), original half-round niche (top right) and rear aspect (centre and bottom).

- 3.23 Several window styles exist at West Retford House, although sliding sashes are the most common. On the frontage, a mixture of original (Georgian) '6 over 6' sashes are used, alongside half-round '6 over 6' sashes and later Victorian '1 over 1' sashes. Elsewhere on the building, other types of sashes (including squared '9 over 9'/'12 over 12' and half-round '9 over 9') are also used.



Figure 3.13: Different window types on front (left) and rear (right) of main building.

- 3.24 West Retford House also has a number of outbuildings, most of which are significantly later in date than the main house. The oldest appears to be the former stable block alongside the road frontage, which has a similar construction (including Flemish bond) to the main house. Half-round niches exist on the south west elevation, which are transected by a brick band that runs the length of the building. Above the banding within the niches, lunettes are finished with brick arches containing keystones (matching those on the house). Natural pantiles cover the roof, although several later alterations harm the special interest of the building. Attached to the building is a large brick wall which is also of significance, although this is constructed in an English garden wall bond and is finished with stone coping.



Figure 3.14: Former stable building at West Retford House from North Road (left) and from inside the site (right).

- 3.25 The diversion of the Great North Road through Retford also led to development towards the centre of town. Along Bridgagate in particular, several coaching inns were constructed in the later 18th century including the Galway Arms and the Newcastle Arms (both grade II listed). According to several sources, both premises have underground passages that connect the public house cellars to the crypt at St Michael's Church. However, these appear to have been blocked up in the 20th century. The Galway Arms dates to the late-18th/early-19th century and comprises the main two storey building fronting the road, together with later addition forming a coach access to the rear of the site.



Figure 3.15: Galway Arms, Bridgegate, as shown in 1970 (top left) and present day. The sash windows are clearly visible on the 1970 photograph. Image source: Bassetlaw Museum, 2011.

3.26 Most of the special interest lies on the frontage of the building, as the rear is somewhat less decorated. Of note are the overall symmetry of the original building, the brick/stone string course between the ground and first floor, the segmented shallow brick window arches and plain stone cills, the moulded cornice, the door surrounds and the inserted shop front on the right hand side. At the western end of the building, the coach access forms part of an extension that appears to have been added in the mid-19th century. The first floor window header is slightly rounded although the cill is comparable to those used elsewhere on the frontage. The coach access contains elliptical brick arches on both front and rear. Sadly however, the original sash windows across the frontage (shown on the 1970 photograph) were replaced with timber casements in the late 20th century.

3.27 On the opposite side of the road is the Newcastle Arms, which also dates to the late-18th/early-19th century and has a similar coach access to that one found at the Galway Arms. This building is typical of a coaching inn from this period, with its neat Georgian façade containing sash windows and brick string courses, although with later alterations, particularly the ground floor windows and tiled door surround. Unusually for a building of this period in Retford, the window openings are decorated with more pronounced arches brick arches rather than the more common shallow trapezoidal style.

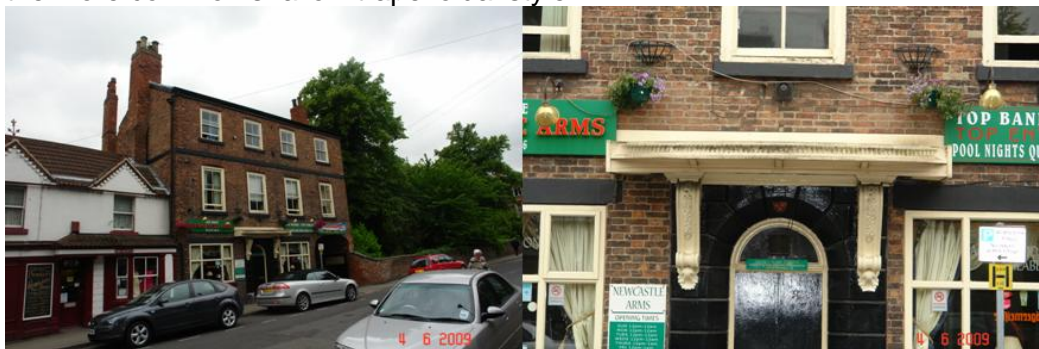


Figure 3.16: Newcastle Arms, Bridgegate showing frontage (left) and main entrance (right).

- 3.28 Buildings similar in scale to the Newcastle Arms exist elsewhere along Bridgegate, including 43 Bridgegate. Also dating to the late 18th century, this building has later windows inserted into the ground floor but retains its classical proportions elsewhere. Stone string courses cut across the building at first and second floor levels. Original '6 over 6' and '3 over 3' sashes exist throughout, although the later insert (probably Victorian) contains '1 over 1' sashes. The original function of this building is not known, although was probably a single house or pair of townhouses.



Figure 3.17: Frontage of 43 Bridgegate.

- 3.29 Also common in the late 18th and early 19th centuries were buildings constructed alongside the Chesterfield Canal associated with trade and industry. On the north side of the canal and to the west of Hospital Road, a maltings grew on the site now referred to as Hannam's Yard (later associated with the storage of coal). On the opposite side of the road but also adjacent the Chesterfield Canal, a small cottage (Abberley) also shows signs of its association with industry. However, local residents suggest this building was actually the laundry house for West Retford Hall rather than industrial.



Figure 3.18: Buildings alongside Chesterfield Canal, with former maltings at Hannam's Yard (left) and Abberley (right).

- 3.30 In the late 18th and early 19th centuries, Gothic Revival architecture spread across the Country, becoming increasingly popular in the East Midlands from the 1830s onwards. This style was commonly used in relation to the restoration of medieval churches. Examples of this can be seen inside West Retford Church (page 30 of this appraisal). Outside of the church, Trinity Hospital was responsible for much of the Gothic Revival architecture that survives in West

Retford. The most notable example of this style is the present Trinity Hospital³⁶ Almshouses building, most of which was constructed in 1834 to designs by Edward Blore. This was constructed on the site of the former West Retford Hall (seen in figure 3.1, page 26). The building comprises the main section running north east to south west, with a smaller wing at either end projecting towards Hospital Road. The original Blore design (see below) had a small common room in the centre of the building (with small bell tower). The building was constructed in red brick (Flemish bond) with natural slate on the roof. The building also contains tall decorative chimneys of red brick with stone detailing, dormer windows (again of red brick, natural slate and stone) and stone mullion windows throughout. On top of the dormers are stone pinnacles of a square and pyramidal design. Close to the centre of the building, stone crosses are placed at the ridge on all four sides.



Figure 3.19: Original plan of Trinity Hospital almshouses, drawn by Edward Blore, c1832 (Plan source: Trinity Hospital, accessed 2011).

3.31 At the front of the Almshouses, the stone balustrade (previously sited to the front of the former West Retford Hall) was re-erected by Blore to provide a screen between the Almshouses and Hospital Road. In the centre of this wall/balustrade is a decorative archway, again which was re-used from the former West Retford Hall, although the present gates were added in c1985.



Figure 3.20: Various views of frontage of Trinity Hospital Almshouses, including stone balustrade and archway (bottom left and bottom right).

³⁶ A charity set up in 1671 at the request of the late John Darrel. A commemoration to John Darrel exists inside West Retford Church (shown at the bottom of page 30). For a detailed history of the Trinity Hospital, please see <http://www.trinityhospitalretford.co.uk>.

3.32 In 1872, Louth (Lincolnshire) architect James Fowler³⁷ (who had earlier worked on West Retford Church) was commissioned to design a new chapel and audit room. This was added to the centre of the building and at the ground floor, re-using the former common room and converted the space into a chapel. Above, Fowler added a large and decorative gothic-style window complete with tracery (the stained glass was added in 1876-7, although originated in York and contains pieces ranging from the 14th-19th centuries). Fowler also added the ornate clock tower above the chapel, which has stone mullion windows, Welsh slate roof, finial and the clock itself (made by William Thomas of Lincoln in 1858). The Matron's sitting room window (within the ground floor bay) has a small panel of 17th century secular stained glass featuring, amongst other images, a Yorkshire rose (historic symbol of the House of York). Above the Audit Room window is the coat of arms of the Darrel family.



Figure 3.21: Addition to Almshouses by James Fowler, c1872, including frontage (top left); timber-framed roof and stained glass (added later) in Audit Room on first floor (top right); timber-framed roof and stained glass in chapel (bottom left and centre); stained glass panel in the Matron's sitting room window, featuring a Yorkshire rose (bottom right).

3.33 Other than the Almshouses, there are a number of other historic buildings within West Retford associated with Trinity Hospital. All share the gothic detailing found at the Almshouses site, especially influenced by the work of architects such as James Fowler. Indeed, Fowler designed other buildings in the vicinity, including the former Rectory to West Retford Church and 58 Bridgegate (in addition to Oaklands and Ordsall Lodge/Montagu House on London Road).

³⁷ Described by Pevsner as "Fowler of Louth" (as quoted in *A Godly Inheritance*, Nicholson, J.M. 2010).

3.34 Whilst his designs for the church and Trinity Hospital were of a Gothic style, elsewhere Fowler mixed this influence with elements of arts and crafts architecture. The former West Retford Rectory is a fine example of this. It is here that one of the key features of his work is apparent, the brick window arch with herringbone-pattern brick infill. This is seen on many of his domestic buildings throughout Nottinghamshire and Lincolnshire.



Figure 3.22: Views of former West Retford Rectory (by James Fowler, 1864), including turret at south west corner (top left), decorated chimney (right) on east elevation (main frontage) and brick arch with herringbone-pattern brickwork (bottom left) on south elevation.

3.35 Also significant are the use of turrets, tall and detailed brick chimneys (with tumbling-in brickwork and datestone), stone mullion windows and brick/stone banding. Most of the original timber joinery survives in situ, including windows, doors and eaves detailing (including bargeboards).



Figure 3.23: Further views of former West Retford Rectory, including main frontage (top left) and brick/stone decoration around main entrance (top right and bottom left).

3.36 To the north east of the former West Retford Rectory, Fowler also designed a subservient building to the main house, now Rectory Cottage. Again the brick

arches with herringbone brickwork, tall decorated chimneys, brick string courses and stone mullion windows are used. The brick wall around much of the former West Retford Rectory site is also contemporary with the house and contributes significantly to the character of this part of the Conservation Area.



Figure 3.24: Views of Rectory Cottage, also by James Fowler (c1864), from east (left) and south (right).

3.37 Fowler was also responsible for the former West Retford Church School at the junction of Hallcroft Road with North Road. This building was constructed in 1860 and Fowler's plans clearly show the brick window arch with herringbone brickwork below. Although altered in the 20th century, the building still exhibits many of the Fowler details including the herringbone brickwork, mullion windows and brick banding.



Figure 3.25: Views of former West Retford Church School on Hallcroft Road, including main frontage (top right) and herringbone brickwork above main window. Please note, the original plans also show the herringbone pattern and most contain the Fowler signature. Plan source: Nottinghamshire Archives, accessed 2011.

3.38 The influence of Fowler's work in West Retford continued after his death, with Crown House, 58 Bridgegate (constructed in 1902) replicating many of the Gothic and arts and crafts features found on the former West Retford Rectory (this building was by local architect R. Bertram Ogle). Most visible are the brick string courses, tall and decorated chimneys, an arched door header and most significantly, herringbone brickwork above several of the windows. This building also features tiles with the Trinity Hospital "TH" symbol at first floor level.



Figure 3.26: Crown House, 58 Bridgegate, dated 1902, as viewed from Bridgegate to south.

3.39 The arts and crafts style in Nottinghamshire is perhaps most associated with Watson Fothergill of Nottingham. Evidence suggests that Fothergill's most northerly work was Sandrock House³⁸ (60 Bridgegate). The building is therefore particularly significant to the town and wider county. Completed in 1877, the building is typical of the residential buildings designed by Fothergill in the second half of the 19th century, particularly in the Victorian suburb of The Park in Nottingham (also famous for the work of T.C. Hine).



Figure 3.27: Sandrock House (60 Bridgegate), by Watson Fothergill, 1877, as viewed from Bridgegate.

³⁸ Details of the transactions between Trinity Hospital and Watson Fothergill are discussed in Nicholson, J.M. 2010: *A Godly Inheritance* (page 81).

Present at Sandrock House (and also common to many of Fothergill's buildings) are the blue-brick detailing, casement windows, use of towers/turrets, decorative finials, mixtures of roof styles (gables, clipped gables, pyramidal and hipped) and geometric brickwork patterns (particularly on the chimneys and turrets). Although not listed, this building is amongst the most prominent and significant within the Conservation Area.



Figure 3.28: Further views of Sandrock House (60 Bridgegate), including geometric brickwork pattern on turret.

3.40 Similar to the influence of 1860s/70s Fowler work on later 19th and early 20th century buildings, Fothergill's style was also used as a blueprint for developments in the later period, particular associated with the Trinity Hospital. Tower House (56 Bridgegate), constructed in 1889 to designs by R. Bertram Ogle, contains many of the same features as Sandrock House. These include blue brick detailing, feature tower/turret, decorative finials and a mixture of roof shapes/styles. Unique to the building are the decorative ironwork above the first

floor parapet and the decorated panels on the frontage containing red and blue brick patterns with central date stone (left) and Trinity Hospital symbol (right).



Figure 3.29: Views of main aspects of Tower House (56 Bridgegate), including from 1904 (top left); from 1888 R.B. Ogle floor plan (bottom right) and present day (elsewhere). Image and plan source: Bassetlaw Museum, 2011.

3.41 Alongside those buildings already mentioned, numerous others along Rectory Road and Bridgegate contain architectural detailing associated with the Gothic Revival and arts and crafts movements. Indeed, those styles are one of the biggest contributors to the special interest of the West Retford character area. On the west side of Rectory Road for example, Darrel House has a gothic arch (probably a



Figure 3.30: Gothic-style arch at Darrel House, Rectory Road.

former entrance) and mullion windows which contribute significantly to the wider setting of the church, especially when approaching Rectory Road from Bridgegate. Although the architect is unknown, the influences on this building by the nearby works of James Fowler are particularly apparent.

3.42 Bridgegate and Rectory Road contain other buildings from the Victorian period which are also significant due to their architecture, scale and contribution to local character. Many share the Gothic and arts and crafts styles as those discussed earlier in this section, including 52 Bridgegate (dated 1858), 36-40 Bridgegate (late 19th century, probably by R. B. Ogle), 25-31 Bridgegate (with its bay windows, similar to those on Tower House) and Rectory Farm on Rectory Road. Most buildings associated with Trinity Hospital also have tiles containing the “TH” symbol (as discussed on page 43).



Figure 3.31: Gothic and arts and crafts features on 52 Bridgegate (top), 36-40 Bridgegate (centre), 25-31 Bridgegate (bottom left) and Rectory Farm (bottom right).

3.43 Other than the Bridgegate/Rectory Road area, further parts of the character area saw substantial growth in the late-19th and early-20th centuries. Roads such as Babworth Road, Queen Street, North Road and Lime Tree Avenue all became part of a suburban fringe around the historic core of West Retford, with numerous villas constructed to house the growing number of middle class households.

- 3.44 Queen Street cuts through the area previously known as 'West Field', a former common to the west of the town. Development began in this area in the decades after the construction of the Chesterfield Canal, with a second phase following the completion of the first railway line through the town (the Manchester, Sheffield and Lincolnshire line). The earliest building is Protestant Place³⁹ (dated 1826), a grade II listed terrace of two storey cottages in red brick (Flemish bond) with a clay pantile roof. All windows on the frontage are traditional timber '6 over 6' (vertical) sliding sashes, although originally the building had horizontal sashes (with '8 by 8s' on the first floor and '6 by 6s' on the ground floor). The majority of the original chimney stacks and pots remain.



Figure 3.32: Protestant Place, as viewed from junction of Queen Street and Babworth Road in 1984 (left) and present day (right). Image source: Bassetlaw Museum, 2011.

- 3.45 Immediately to the south along Queen Street, a later-19th century terrace has a similar form to Protestant Place, although several modern alterations have caused harm to its original character. To the south of that terrace, several larger late-19th century villas, including one by prominent local architects Eyre and Southall, contribute significantly to one of the entrances into the Conservation Area.
- 3.46 Lorne House is a large villa dating to the 1870s (briefly a boarding school in the mid-20th century), consisting originally of an L-shaped plan, with corresponding front projecting bay added in the early 20th century. The building exhibits features associated with the work of James Fowler found elsewhere within the character area, particularly the brick arch with herringbone infill, stone mullion windows and overall gothic appearance. Although some of the original decoration has been removed, the majority survives and has a positive impact on this part of the Conservation Area.



Figure 3.33: Lorne House, Queen Street, as seen in 1926 (left) and present day (right). Image source: www.picturethepast.org.uk, 2011.

³⁹ The name was chosen in response to local opposition to the proposed Catholic Emancipation Bill in the 1820s.

3.47 Adjacent to Lorne House, 43 Queen Street dates to 1896 and is one of Eyre and Southall's typical villa designs (several others exist on Victoria Road and Holly Road in Retford and on Blyth Grove in Worksop). The most notable feature is the dormer window with Dutch gable feature above, which again is repeated on many of the firm's designs. Other features of significance include the decorative porch and window bays, the use of stone dressings and the timber-framed windows which survive in situ.



Figure 3.34: Views of 43 Queen Street, including original plan by Eyre and Southall, dated 1896. Plan source: Bassetlaw Museum, 2011.

3.48 Similar in scale to the larger villas on Queen Street, a number of significant villas dating to the late Victorian period also exist alongside Babworth Road. One of the most decorative is 7 Babworth Road, which dates to 1897 and was designed by Eyre and Southall. The building contains one of the characteristic Eyre and Southall design features, a small Dutch gable on the frontage, although this time in the centre of the building and not forming part of a dormer window. Other significant features include the brick/stone window arches, door surround and bay windows. The recessed porch, timber door and frame, stained glass and tiled floor (common to most of Eyre and Southall's buildings) have also survived.



Figure 3.35: Views of frontage of 7 Babworth Road.

3.49 Elsewhere on this part of Babworth Road, the majority of houses contribute positively to the character of the Conservation Area. Number 9 Babworth Road is similar in scale to number 7 and also has Dutch gable features at eaves level, although is of lighter coloured brick with red sandstone detailing and intricate sash windows (containing arched glazing bars in the upper panes). Numbers

15, 33 and 35-39 Babworth Road are also decorative, with features such as single-storey and two-storey squared bay windows, decorated chimney stacks, stone/brick detailing and timber-framed windows throughout. Other features of note include the pyramidal roof to number 15 and the two-storey projecting bay on the frontage of number 39.



Figure 3.36: Views of villas on Babworth Road. Bottom row: 1-5 (left) and no.9 (right); Second row: no.9 (left), 5-13 (centre) and no.11 (right); third row: no.15; Bottom row: 17-31 (left), no.33 (centre) and 35-37 (right).

3.50 Many of the Gothic details found on villas in this area can also be seen on the cottage adjacent the entrance to the cemetery on North Road. These date to the mid-late 19th century and appear to have been erected by/on behalf of Trinity Hospital. The historic trinity symbol can be seen in each of the two front gables. In addition, decorative ridge tiles, stone detailing and an arched door opening to the side all add to the significance. A pair of cottages next to that site are also of merit and date to the same period.



Figure 3.37: Views of Cemetery Lodge (top right and bottom left) and 71-73 North Road (top left).

3.51 Also on North Road, at the junction with Hospital Road, is one of the more recognisable buildings within the Conservation Area. 1-7 North Road is a short terrace dating to 1889 and was constructed by George Fenton, one of the local landowning developers in this area during the late-19th and early-20th centuries. Of special note are the bay windows, decorative terracotta panels and the contrasting use of red brick with blue/yellow brick, limestone and natural slates. Unfortunately, some of the original timber joinery has been lost, although the building still retains much of its original character.



Figure 3.38: Views of 1-7 North Road, including frontage (top and bottom left), decorative half-round panel (bottom left) and feature date panel on side (bottom left).

3.52 Adjacent to 1-7 North Road is a row of villas dating primarily to the 1920s. All share a similar scale but each is of an individual design which adds significantly to the unique character of this part of the Conservation Area. Timber joinery, irregular roof patterns, tall chimneys and bay windows are all common features on this part of the road.



Figure 3.39: Various early-mid 20th century houses on North Road including numbers 9-11 (top left), number 15 (top right) and number 13 (bottom, with original plan by William Southall (of Eyre & Southall), 1930). Plan source: Bassetlaw Museum, 2011. Please note that No.13 was actually built without the small pediment (with datestone) shown on the original plan.

3.53 As with North Road, most of the development on Lime Tree Avenue also dates to between 1900 and 1930. Lime Tree Avenue was a one a number of new streets laid out in the late-Victorian period to house the growing middle class population. Growth in this area was also linked to the development of the current Railway Station in the Victorian period.



Figure 3.40: Buildings on Lime Tree Avenue: Number 2 (left) and 21-23 (right).

3.54 Many of the buildings on Lime Tree Avenue date to between 1900-1910, most of which were designed by the prominent local firm Eyre and Southall. The most decorative contain features such as timber palisades, bay windows (both brick/stone and timber), front gables, feature ridge tiles and finials, gable-end chimney stacks and a variety of timber-framed windows. A small number date to the later 1920s, including number 28 with its Art Deco style.



Figure 3.41: Various buildings on Lime Tree Avenue including numbers 5-7 (bottom left), number 15 (fourth row) and number 28 (second row, right).

3.55 Aside from 20th century residential buildings, this area also contains the 1950s Catholic Church on Babworth Road, which replaced an earlier church known as the 'tin tabernacle', built in 1895 located on Queen Street (and designed by Eyre and Southall). The Babworth Road church was completed in January 1959 and was designed by architect E. Bower Norris of Sandy & Norris⁴⁰ so is especially significant. The church is typical of the work of this architect, being a fusion of neo-classical and Art Deco. The bell tower with copper roof is one of the most prominent architectural features within the entire Conservation Area.



Figure 3.42: Views of St Joseph's Roman Catholic Church, Babworth Road, including from c1969 (top left). Image source: www.picturethepast.org.uk, 2011.

3.56 Other features of significance include the stained glass window on the frontage, the narrow glazed openings on the sides and the overall plan form and prominence of the building. The church formed part of a wider scheme for the enlargement of the nearby cemetery up to Babworth Road. The whole of the cemetery is identified as an unregistered park and garden on the Nottinghamshire HER, although is discussed in more detail in the next section.

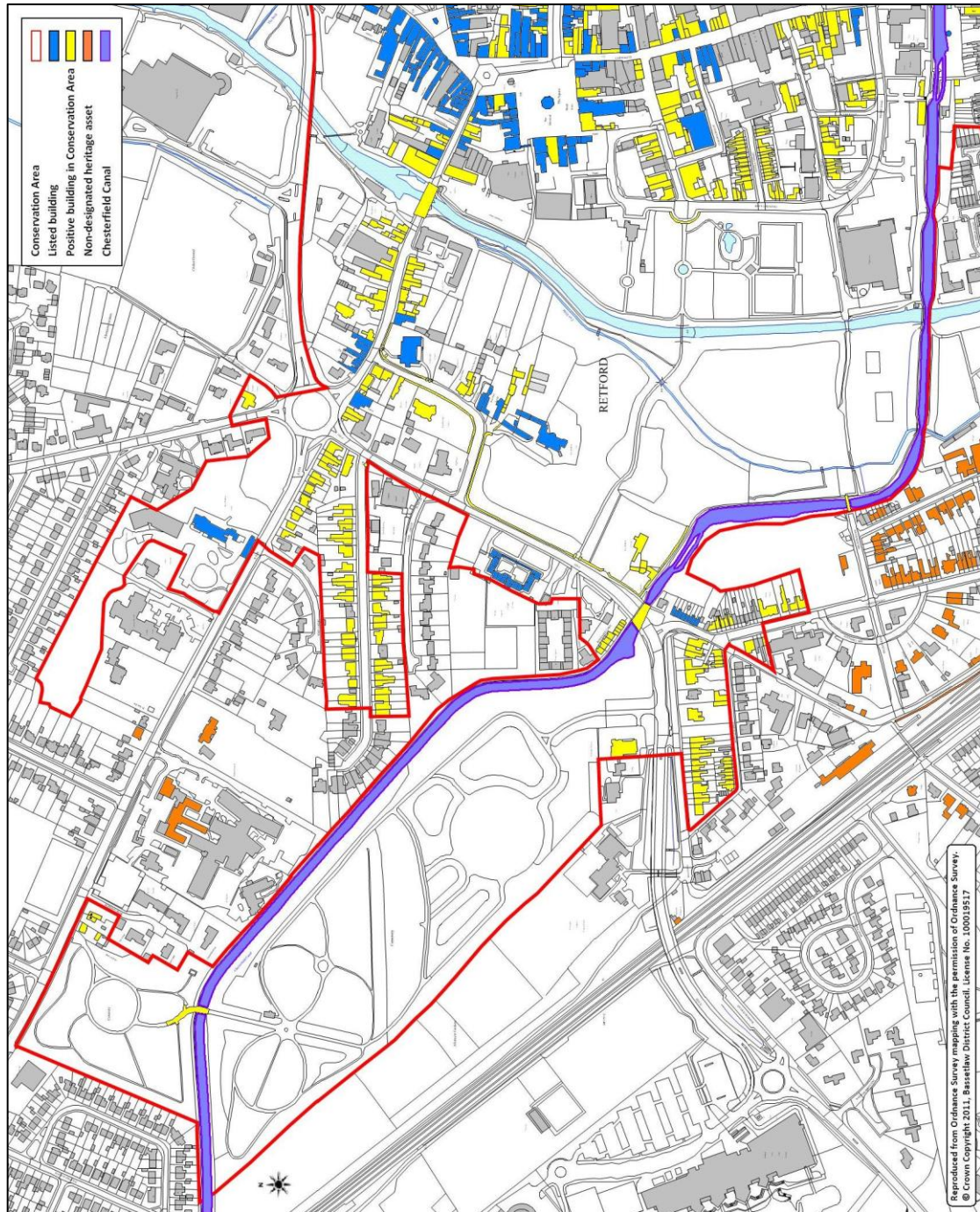
⁴⁰ Who also designed the notable St Peter & St Paul's Catholic Church at New Brighton, near Liverpool.

RF2 West Retford & Kings' Park

Architecture: buildings and materials – Summary of special interest:

- Along with its listed buildings, the West Retford and Kings' Park character area contains numerous unlisted buildings and structures that contribute positively to the special interest of the Conservation Area. These are regarded as heritage assets and are marked out on map 26.
- Buildings are generally two, three or four storeys. Buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick and stone chimneys.
- Facing materials for buildings are predominantly red brick (usually Flemish or English garden wall bond), with Magnesian Limestone, brick and terracotta detailing common. A painted stucco/render finish can also be found, particularly on Bridgegate and on late-19th/early-20th century housing in association with mock-Tudor timberwork. Roof materials are primarily clay pantiles or natural slate, with rosemary tiles often used on late 19th/early 20th century buildings.
- Period architectural features such as brick and stone window headers/cills, door surrounds, timber windows and doors, chimney pots, brick/stone banding and timber shopfronts form an essential part of the special interest of the character area.
- Street elevations are well fenestrated and often retain their original timber windows.
- The West Retford & Kings' Park character area contains some of the Conservation Area's most significant heritage assets, including St Michael's Church, West Retford Hall, West Retford House (now Hotel), Trinity Hospital, the former West Retford Rectory, Sandrock House and Tower House.
- The historic thoroughfare of Bridgegate contains numerous heritage assets and is one of the main routes into the town.

Map 26: West Retford & Kings' Park – buildings



Disclaimer: The identification of positive buildings/heritage assets (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of sites identified may change at a later date. The most significant walls have also been identified, although further boundary features may also be significant (many of these are shown on map 27). The absence of any building/structure on the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council.

Public realm, amenity spaces, landscaping and boundary treatments

- 3.57 The West Retford and Kings' Park character area contains the majority of the Conservation Area's significant open space and trees. Two sites in particular dominate the landscape character of this part of the Conservation Area, namely Kings' Park and Retford Cemetery.



Figure 3.43: Interpretation board at eastern entrance to Kings' Park.

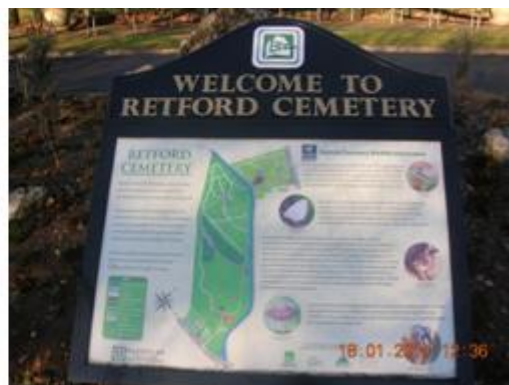


Figure 3.44: Interpretation board at Babworth Road entrance to Retford Cemetery.

- 3.58 The significance of Kings' Park lies mostly in its historical association with West Retford Hall. Kings' Park comprises 0.1 square kilometres of primarily open parkland, part of a wedge of open space which exists alongside the River Idle throughout much of the town (little of this land has ever been developed due to the high risk of flooding). Most of Kings' Park was originally the private park associated with the 1699 West Retford Hall. The River Idle runs through the centre of the park from south to north, although its present course is the result of straightening in the 18th century (possibly associated with the construction of the Chesterfield Canal in the 1770s). The original course of the river still survives as the Carr Dyke, which flows through the western end of the park before re-joining the river further northwards.

- 3.59 In 1937 the Huntsman family (who had resided at West Retford Hall since the early 19th century) donated six and a half acres of land (to the east of the river) to the council for use as a public park. However, due to the low lying nature of this part of the town, it was decided to raise the level of the land across this part of the site. Between 1937 and 1938, much of the land was raised using the town's refuse, with formal landscaping placed above⁴¹ and stone piers with railings marking the main entrance. Kings' Park was officially opened on the 29th June 1938 to commemorate the reign of King George V and the coronation anniversary of King George VI.



Figure 3.45: Views of eastern part of Kings' Park, including main entrance (left), formal planting (centre) and specimen trees (right).

⁴¹ From *A Retford Miscellany: Things You Didn't Know About Retford* (Meads, P. 2010).

3.60 To the west of the river, the park retains its 18th century character, with a number of sweeping views, undulating land forms and several specimen trees of considerable age. The survival of this historic character is the result of this land remaining part of the West Retford Hall estate until being incorporated into the park in 1960. 19th and 20th century alterations, such as the rows of Willow trees alongside the river, have added to the significance of Kings' Park and its setting.



Figure 3.46: Views of Kings' Park to west of River Idle, including West Retford Hall (top), specimen trees (centre) and row of willows alongside western bank of river (bottom).

3.61 At the western edge of the park is the Chesterfield Canal, officially opened in 1777 and designed by the prominent engineer James Brindley⁴². Other than the main body of the canal, a large number of significant structures and associated furniture also exist along its course dating to several periods, such as bridges, sluices and locks. Inkerman Bridge⁴³, Bridge 55 and the West Retford Lock (near Hospital Road) are particularly good examples of this.

⁴² For a more detailed history of the Canal, please see page 18 of this appraisal or visit the Chesterfield Canal Trust website at www.chesterfield-canal-trust.org.uk.

⁴³ The bridge connecting Pelham Road with Kings' Park, named after the Battle of Inkerman (Crimean War) in 1854.



Figure 3.47: West Retford Lock and sluice (left) and Inkerman Bridge (right).

- 3.62 Rows of mature trees (including lime, chestnut and sycamore) exist alongside the canal on both west and east banks. The largest concentration of trees is alongside the eastern bank within Kings' Park and along the western bank within Retford Cemetery.
- 3.63 Retford Cemetery is a large area of managed open space to the north west of the town centre, most of which sits between the East Coast railway line and the Chesterfield Canal. The cemetery comprises three parts, namely the mid-Victorian, late Victorian and 1950s segments (see map below). The earliest part of the cemetery lies between the canal and North Road, with the earliest recorded burial being 1854. This section originally contained a small chapel, although it was demolished in the mid-20th century. Nevertheless, the vast majority of the original layout, trees (including a large number of yew, chestnut and cedar) and landscaping survive.



Figure 3.48: One of the oldest monuments in the cemetery, this one dating to 1855.



Figure 3.49: Series of Victorian monuments, surrounding the shallow mound, which was originally the location of the cemetery chapel.

- 3.64 On the opposite side of the canal is the late-Victorian cemetery extension (which also contains a large number of significant monuments, although some are in need of repair), which is connected to the original North Road cemetery by an iron and stone bridge over the canal. The bridge is accessed by shallow ramps⁴⁴ on both sides of the canal, with stone steps on the north and south side of the eastern ramp. All of the original ironwork remains on the bridge and ramp structure, particularly visible on the east side. Both Victorian parts of the cemetery contain a number of fine examples of memorials of the period, including intricate carvings and decorative ironwork. Again a large number of mature yew trees survive, with other species including pine, lime and chestnut.

⁴⁴ Which allowed easy access for funerary processions between the two sites.



Figure 3.50: Views of Chesterfield Canal Bridge 54B, with its stone ramp/steps and iron balustrade/railings. The bridge connects the western and eastern parts of the cemetery.

- 3.65 The late-Victorian portion also contains a number of war graves (31 in total), including several from the Second World War. Five of these are located along the western bank of the canal and add greatly to the historic value of the cemetery.



Figure 3.51: WW2 graves on western bank of Chesterfield Canal, including one of a Polish soldier (right).

3.66 To the south of the late-Victorian extension is the 1950s portion, with the two areas being separated by rows of hedges and trees (including several pine). Much of this area has yet to be used for burials, so at present exists essentially as a public park. However, the form of the landscaping, tree planting and paving (the driveways are wider than the Victorian sections) contributes significantly to the special interest of the cemetery, itself also identified as an unregistered park and garden on the Nottinghamshire Historic Environment Record, and also to the setting of the nearby Catholic Church, a significant positive building.



Figure 3.52: Various views of the 1950s portion of Retford Cemetery, including the Babworth Road entrance (top left).

3.67 Whilst Kings' Park and Retford Cemetery are publicly accessible, the grounds around West Retford House (now hotel) are private, although no less significant in heritage terms. Of special note is the area of wooded park to the north west of the main building, which contains a large number of mature trees. To the south east of the former house is the sunken garden, which marks the site of an earlier private lake. However, this lake was drained in the 19th century and the sunken garden now remains.



Figure 3.53: View of sunken garden from south east, looking north west towards West Retford House (now hotel).

3.68 Other significant open spaces include the churchyard around West Retford Church, with its grassed areas, historic grave stones and mature trees (particularly to the north of the church, fronting Bridgegate). The churchyard also contains the West Retford stone (possible preaching cross), a notable feature in the local landscape, although this is discussed in detail on page 31 of this appraisal.



Figure 3.54: Views of West Retford churchyard, from Rectory Road (left) and from Bridgegate, showing possible preaching cross next to church information board (right).

3.69 Elsewhere in the Conservation Area, mature trees add to the historic character of West Retford. Sites such as the former West Retford Rectory, West Retford Cottage and the Trinity Hospital Almshouses all contain individual or groups of trees of substantial size and character. Highway trees also make a positive impact, especially along Lime Tree Avenue, where the majority of the lime trees planted in the late-Victorian period have survived.



Figure 3.55: Views of mature trees at Trinity Hospital Almshouses (left) and along Lime Tree Avenue (right).

3.70 The character area contains a number of boundary treatments which add greatly to the special interest of the Conservation Area. Of these, West Retford's walls are especially characterful, none more so than the boundary wall around the former grounds of West Retford Hall (fronting Hospital Road and Rectory Road). Most of the wall dates to the 18th/early-19th century and is constructed in red brick (in both Flemish and English garden wall



Figure 3.56: Hospital Road: Brick wall around Kings' Park, with early-20th century inserted gateway.

bonds) with a clay tile coping. Around the main entrance to the park, off Hospital Road, is an early-20th century feature gateway (with limestone foundations and copings, red brick build, limestone piers and iron gates).

- 3.71 Other significant walls include those around West Retford Church and the former West Retford House (now hotel), both of which are of red brick with limestone/clay tile copings. The wall around the former West Retford Rectory is also of considerable interest, being an integral part of the James Fowler design for the whole site (the wall is contemporary and of the same materials and design as the main house and associated cottage). The eastern entrance to Kings' Park contains a curved section of railings with stone piers, which add much to the historic environment in this part of the Conservation Area.



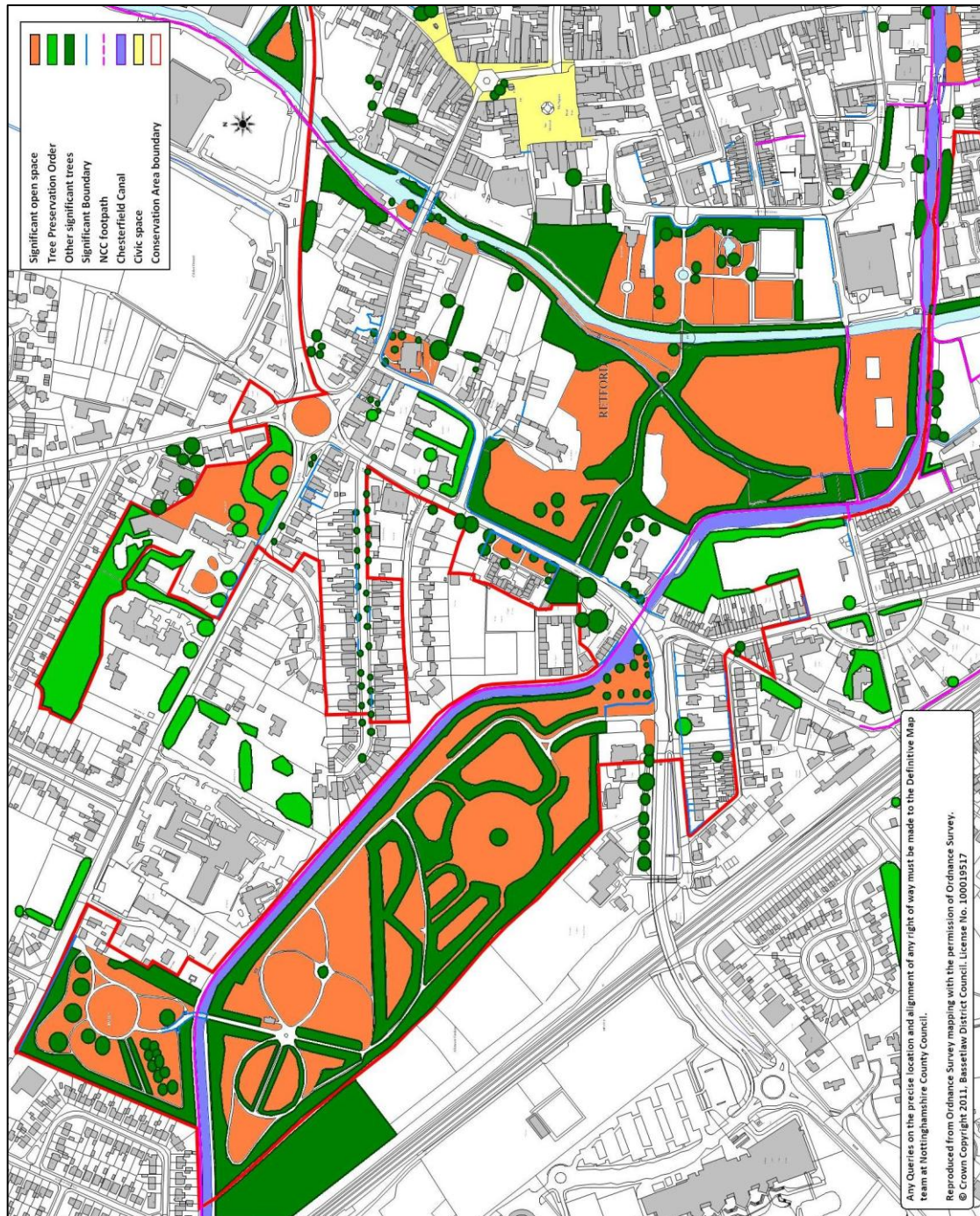
Figure 3.57: Boundary walls as West Retford Church (top left), former West Retford House (top right), the former West Retford Rectory (bottom left) and at the eastern entrance to Kings' Park (bottom right).

- 3.72 The wall and stone balustrade to the front of the Trinity Hospital Almshouses are amongst the most significant boundary features in the Conservation Area, although this is discussed in more detail on page 39. Notwithstanding the balustrade to the front of the Almshouses, other significant features include the iron railings that surround the front of the site. Although installed relatively recently, the railings are copies of the original 19th century railings which were removed during World War Two.

RF3 West Retford & Kings' Park
Public realm, amenity spaces, landscaping and boundary treatments – Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees (as indicated on map 27). Of particular note are the landscapes of Kings' Park and Retford Cemetery, the form and setting of both the Chesterfield Canal and River Idle and the red brick walls (especially along Rectory Road, Hospital Road, Bridgegate and North Road).
- Boundary walls are generally red brick (usually English garden wall bond), Magnesian Limestone, or a combination of the two. A mixture of coping styles exists, with stone or brick/clay copings the most common. Iron railings are also prevalent, although often, only small parts of these remain (most were requisitioned during the Second World War).
- The character area's numerous mature trees make a significant contribution to local character, particularly in Retford Cemetery, Kings' Park and around Rectory Road, North Road, Lime Tree Avenue, Hospital Road and Bridgegate.
- Retford Cemetery contains a large number of monuments of considerable artistic and historic significance.

Map 27: West Retford & Kings' Park – landscape features



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

Key views and vistas

3.73 A number of significant views exist within, into and out of the character area, focusing on the most important buildings and landscape features (see map 29). The most significant and prominent building within the character area is West Retford Church, with its tall crocketed spire visible for a significant distance in all directions. From within the West Retford character area however, there are key views along most of the main thoroughfares.



Figure 3.58: Views of West Retford Church from Rectory Road (row 1, left), Lime Grove (row 1, right), Lime Tree Avenue (row 2, left), North Road (row 2, right), A638/A620 junction (row 3, left), Hallcroft Road (row 3, right), Bridgegate (row 4, left) and Kings' Park (row 4, right).

3.74 Views of the Trinity Hospital Almshouses are also significant, particular along Hospital Road of the frontage and central tower, one of the most recognisable buildings within the entire Conservation Area. Similarly, views of the former West Retford House, especially from a point on North Road to the west, are an important part of the special interest of that entrance into the Conservation Area.



Figure 3.59: Views of Trinity Hospital Almshouses from Hospital Road (top) and of the former West Retford House from North Road (bottom).

3.75 Along and into Bridgegate, several vistas take in the most focal buildings (notwithstanding the church). In particular, the adjacent sites of Sandrock House and Tower House are very prominent from both the west and east, especially their feature turrets with intricate brick/iron/stone decoration.



Figure 3.60: Views of Sandrock House and Tower House, from Bridgegate.

3.76 West Retford Hall is the focus of two key views, those being from the main entrance gates to the west and from Rectory Road to the north. The scale and design of the frontage, against the backdrop of grassed open space, mature

specimen trees and hedges, make the building very prominent when viewed from these locations.

- 3.77 In the west of the character area, the Catholic Church on Babworth Road is instantly recognisable, with its mix of Italianate and modern styles. The bell tower is a strong focal point, especially along Babworth Road (from both the west and east) and from inside the adjacent cemetery. Also within sight from that part of the cemetery is Babworth Villa (No.11 Babworth Road), with its pyramidal roof, squared two-storey bay windows and tall chimney stacks.



Figure 3.61: Views of the Catholic Church from Babworth Road, from west (left) and east (right).

- 3.78 Other than the larger buildings, the waterways of the Chesterfield Canal and River Idle also contain important views which contribute significantly to the character area's significance. Along the canal, views of the bridge that connects the two parts of the cemetery are of value, as is the view over the bridge along the avenue of elm, pine and cedar trees to the west of the canal. Views along the River Idle through Kings' Park are also characterful, particularly from the main pedestrian bridge looking southwards between the rows of willows (west side) and beech (east side).



Figure 3.62: Views of Chesterfield Canal Bridge 54B from south (top) and south east (bottom left); view along River Idle, looking southwards from pedestrian footbridge (bottom right).

3.79 The West Retford character area also contains several views of key buildings within the East Retford character area, especially St Swithun's Church. Of these views, the one from Rectory Road is perhaps the most significant.



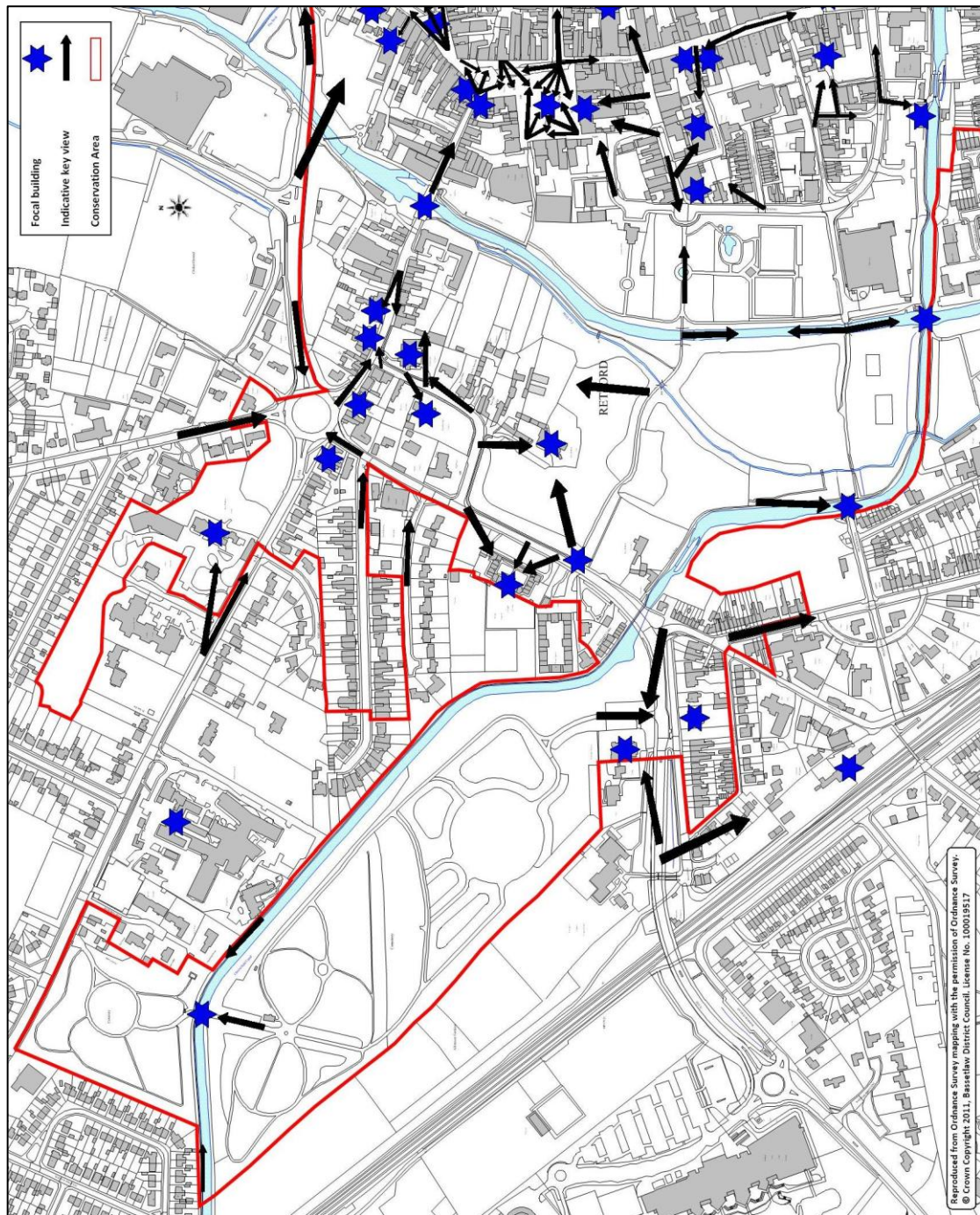
Figure 3.63: View of St Swithun's Church tower, from Rectory Road.

RF4 West Retford & Kings' Park

Key views and vistas – Summary of special interest:

- There are a number of important views within, into and out of the character area (see map 28). Of special note are the views of St Michael's Church, which are amongst the most significant within the Conservation Area.

Map 28: West Retford & Kings' Park – Key views



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

East Retford & Market Place Character Area

- 3.80 Whilst there is a degree of both written and archaeological evidence to suggest West Retford is the earlier settlement, there are also indications that show there was some level of human activity in East Retford as far back as the Roman period. The discovery of a 1st century coin on Carolgate in 1922, together with numerous items dredged from the River Idle over the years, both point to activity on either sides of the river, although with more substantial settlement on the west side. Nevertheless, the association with Retford of the unknown settlement name of 'Odesthorp' in Domesday possibly indicates that East Retford was already well established at the time of the Norman Conquest.
- 3.81 Notwithstanding the pre-Conquest evidence, by 1105, East Retford had been established as a royal borough, with several charters granted to it in the later medieval period, the first of which was in the mid-13th century. It is likely that the main thoroughfares of Bridgegate (probably the site of the mill mentioned in Domesday), Chapelgate/Spital Hill, Churchgate/Moorgate and Carolgate were long-established by the 1200s. Furthermore, the parish church of St Swithun was also documented in 1258, "*when the vicarage was endowed by Sewell, Archbishop of York*"⁴⁵. The church must, therefore, have been a key part of the settlement by that time.



Figure 3.64: St Swithun's Church, as viewed from Chapelgate.



Map 29: Extract from 1887-1899 County Series 6" Map, showing historic layout of East Retford. Map source: Nomad Plus, 2011.

- 3.82 The majority of East Retford's historic buildings and structures, with the exception of St Swithun's Church, the Broad Stone and the Olde Sun Inn, date to the 18th or 19th centuries. Given their historic and architectural interest, the church, Broad Stone and Olde Sun Inn are probably the most significant sites within the character area, although the large-scale rebuilding of the town in the 18th century has left a lasting legacy, particularly in relation to the Market Place/The Square and the form and layout of the surrounding buildings.

Layout and plan form

- 3.83 Like West Retford, the layout of East Retford is also typical of a medieval market town, with the main streets of Bridgegate, Churchgate/Moorgate, Chapelgate/Spital Hill, Grove Street (originally 'Newgate'⁴⁶) and Carolgate

⁴⁵ From *A History of East Retford Church* (Kidson, A.A. 1905).

⁴⁶ According to Piercy (1828), 'Newgate' was added in the 12th century.

(‘gate’ deriving from the Viking word ‘gata’, meaning ‘street’), together with smaller alleyways. Where these main roads meet was the site of the original Norman-era market, with the 18th Century Town Hall (as shown below) also in this area, although that building was demolished in c1868. The 18th century Town Hall was well documented as being on the site of the original Town Hall/Moot Hall (which stood from 1389-1754). With regard to the market function, it appears that as late as 1774, the market was still located in this area and did not utilise the newly-built Square (the encroachment of the market onto ‘The Square’ had nevertheless occurred by the 1840s).



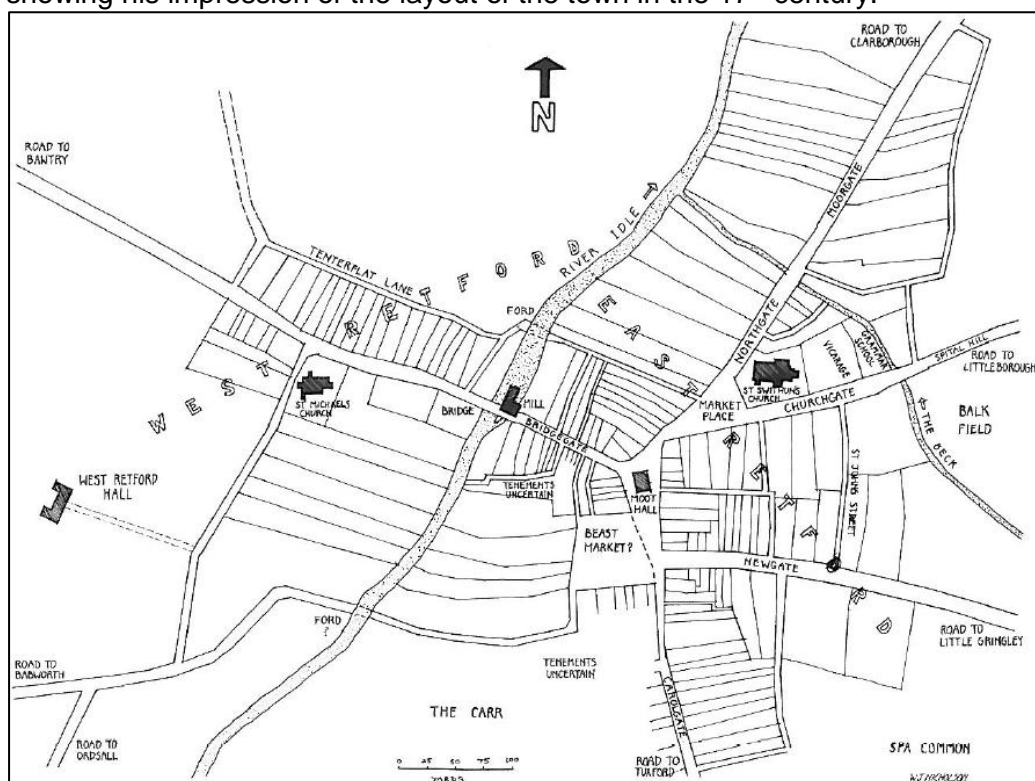
Map 30 (left): Extract from Retford Tithe Map, 1848, showing the original location of the Town Hall (on the site of the earlier Moot Hall); **Map 31 (right):** Extract from ‘A Plan of Land owned by Trinity Hospital, 1774’, which identifies the junction of Bridgegate/Churchgate/Chapelgate as the ‘Market Place’. Map source: Bassetlaw Museum, 2011.

3.84 With relatively few exceptions, the majority of the character area’s buildings respect the confines of earlier land divisions, themselves a sharp contrast to the vast open spaces of much of West Retford. All along the earliest main thoroughfares of Bridgegate, Chapelgate and Churchgate, in addition to the slightly later route of Grove Street, buildings are sited at the front part of the former burgage plots (as they would have done in the Medieval period), close to the road and with relatively narrow frontages. A number of these plots also contain coaching accesses at the side with attached tenements stretching back into the rear of the plots for a significant distance. These tenements would have been where many of the urban poor would have resided in the 17th, 18th and 19th centuries, with the wealthier residents living in the townhouses on the road frontages.



Map 32: Extract from 1912-1919 County Series 25" Map, showing layout of former burgage plots along Bridgegate, Churchgate and Chapelgate. Map source: Nomad Plus, 2011.

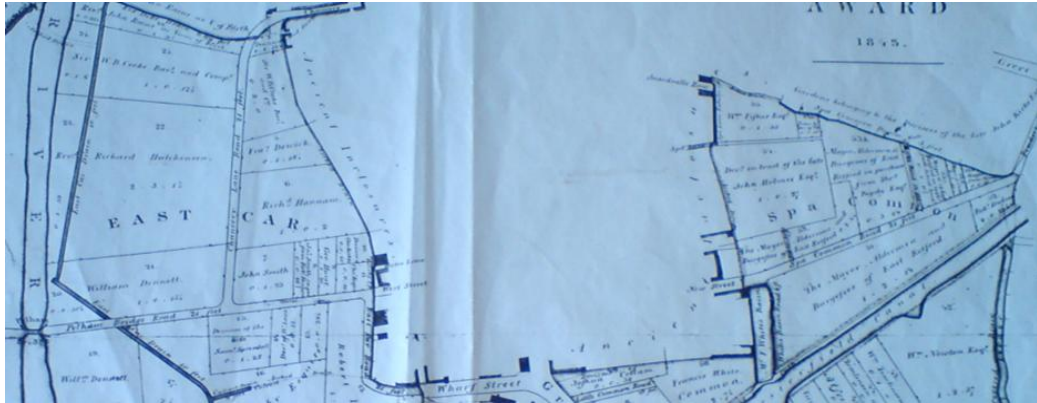
3.85 In the mid-18th century, the appearance of East Retford changed considerably, with the creation of The Square to the south west of the Market Place. Unfortunately no original maps exist of East Retford prior to the development of The Square, although 17th century texts suggest this area was used for the grazing of animals on market days, whilst Marcombe (1993) goes further by referring to the area as a 'beast market'. Marcombe also provides a sketch plan showing his impression of the layout of the town in the 17th century:



Map 33: Retford's urban core in the 17th century. Sketch map source: Marcombe, 1993⁴⁷.

- 3.86 In 1766, the re-routing of the Great North Road through East Retford brought significant growth to the town (the construction of the Chesterfield Canal in the 1770s had similar socio-economic and environmental impacts). The route passed through East Retford along Bridgegate, Carolgate (both pre-existing routes) and London Road (built specifically for this purpose), before re-joining the original road at Markham Moor. Fortunately, no substantial changes were necessary to the centre of East Retford, although the increased prosperity brought by the road (and canal) led to the construction of larger buildings throughout the route, especially around the Market Place and The Square.
- 3.87 Much of the southern part of the character area was, until the 18th century, part of The Carr, an area of marshy land close to the river and prone to flooding (see above sketch map). Most of the present-day route of Chancery Lane/Wharf Road appears to have been laid out at the time of the construction of the canal, although the route of West Street (which is perpendicular to Carolgate and was referred to as 'Pelham Bridge Road' on the 1845 'Inclosure' Map, see below) may be much older. The majority of the area outside of the historic core was enclosed as late as the 1840s. The thoroughfares of Exchange Street and Coronation Street are somewhat modern, only appearing on historic maps from the later 19th century.

⁴⁷ *English Small Town Life: Retford 1520-1642* (Marcombe, D. 1993).



Map 34: Extract from Retford Inclosure Map, 1845, showing layout of East Retford. Please note that much of the centre of East Retford is not shown, that land labelled as “Ancient Inclosures”. Map source: Retford Library, 2011.



Map 35: Extract from Retford Tithe Map, 1848, showing layout of East Retford. Map source: Bassetlaw Museum, 2011.



Map 36: Extract from 1897-1899 County Series 25" Map, showing Exchange Street (laid out in the 1860s, the same period as the current Town Hall's construction). Map source: Nomad Plus, 2011.

RF5 East Retford & Market Place

Layout and plan form – Summary of special interest:

- The layout of East Retford is characterised by its medieval thoroughfares of Bridgegate, Churchgate/Moorgate, Chapelgate/Spital Hill, Carolgate and Grove Street, all containing former burgage plots, being long and narrow and with buildings sited close to the highway. Stretching back into the plots, extensions/outbuildings respect the size, shape and layout of their historic plots and appear as subservient structures to the main buildings on the frontage.
- The 18th century Square contains three/four storey buildings sited close to the highway, on similar alignments and with impressive façades. The original Market Place and area now known as Cannon Square are also respected in this way.
- Later-19th and early-20th century housing is usually sited close to the highway and set within narrow rectangular plots at regular intervals.
- Alleyways and yards are typical throughout the character area.

Architecture: buildings and materials

3.88 The East Retford character area contains around 90 listed buildings and structures, primarily along the main thoroughfares of Bridgegate, Churchgate, Chapelgate, Carolgate and Grove Street and around Market Place and The Square. These all contribute considerably to the special architectural and historic interest of the character area and wider Conservation Area. In addition, a number of other buildings can be identified as having a positive impact on the character of the Conservation Area and are also regarded as heritage assets. All these buildings are highlighted on map 37 (page 105) and the listed buildings are also shown in Appendix B. Buildings not highlighted are considered to be neutral in their character, appearance or significance.



Figure 3.65: View of St Swithun's Church, from south west.

3.89 As with the West Retford character area, the oldest and most significant building within the East Retford character area is the parish church. Within the present grade II listed St Swithun's can be found a number of construction phases, the oldest visible portion being the 13th/14th century central pillar and arches within the north transept/Lady Chapel, although much of the present church is the result of 19th century restorations. Similar early fabric is also visible on the wall of the north transept, with larger ashlar blocks and rubble infill contrasting with the Victorian clean-cut ashlar blocks elsewhere.



Figure 3.66: Views of north transept and tower arch at St Swithun's, including Late-Medieval column with 19th century support (top), comparison between Medieval and Victorian masonry on inside wall (bottom right) and mid-19th century floor tiles around earlier column (bottom right).

- 3.90 From the outside, the most recognisable part of St Swithun's is the central tower, which was rebuilt in 1658 following the collapse of the earlier tower in 1651 (due to a particularly heavy storm). From the outside, the tower, of a square plan form, has a relatively plain lower portion with simple banding separating each section, although the upper portion contains traceried openings on all four sides. The tower also contains a decorative parapet (with battlements) and pinnacles above, both of which date to 1810 (see figure 3.67 below). Internally, the tower also shows signs of the different construction phases, particularly with respect to the combination of earlier and later column design where it meets the north transept (see figure 3.66 on previous page).



Figure 3.67: St Swithun's Church: View of central tower from south (left) and from south east (right).

- 3.91 Elsewhere much of the building's appearance, both externally and internally, is largely the result of restorative attempts in the 19th century, particularly by G.G. Place in the 1850s and by G.F. Bodley (who rebuilt the chantry chapel) in 1873. A particularly-significant legacy of this period of work is the large amount of high quality stained glass which exists throughout the church, including within openings in the west elevation.

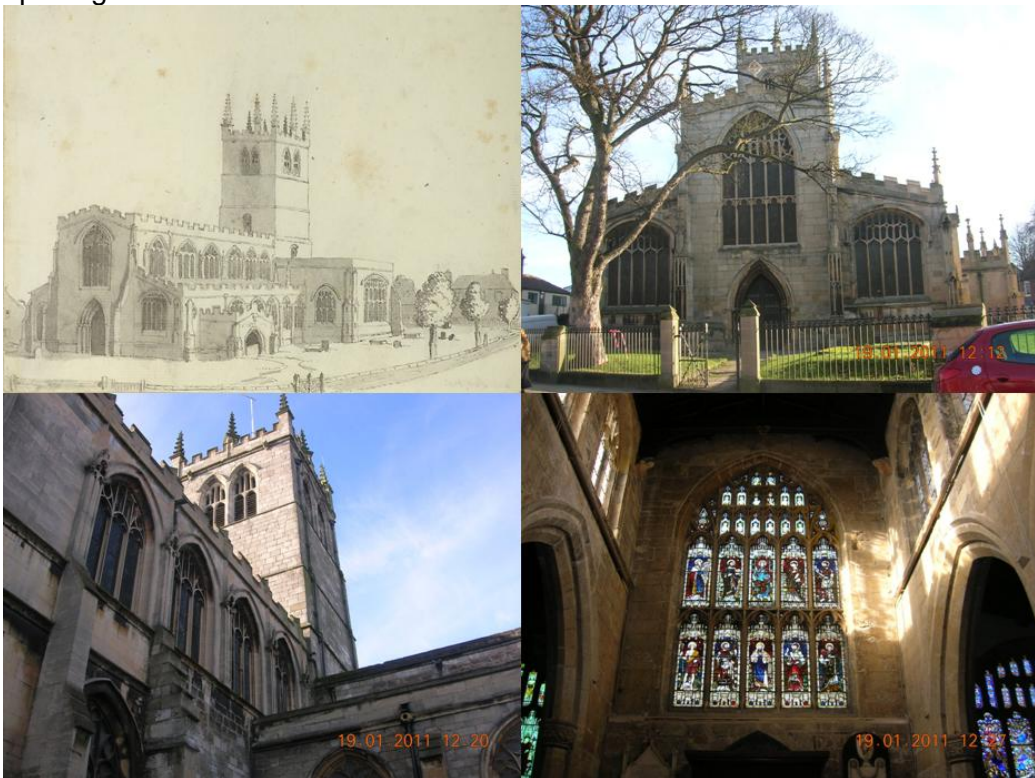


Figure 3.68: View of St Swithun's Church from 1773 by Samuel Hieronymus Grimm (top left) and comparison with 19th century restorations including the west elevation (top right and bottom right) and upper part of north aisle (bottom left). Image source: www.bl.uk, accessed November 2011.

- 3.92 Notwithstanding the present building, the earliest reference to a church on the site is from 1258, when Sewell, the Archbishop of York gave endowments (see Kidson, 1905). It is likely that materials from those earlier phases have been used in the later rebuilding works, as may be the case with a large stone within the south part of the central tower which features the inscription: “*Ano Mundi 5226 Ano Christie, 1582*”.
- 3.93 Whilst the thoroughfares of Bridgegate, Churchgate, Chapelgate, Carolgate and Grove Street have survived, almost no pre-18th century buildings (other than the church) exist along these routes. This is partly a consequence of the devastating fires which destroyed much of the centre of Retford in the 16th century (it is likely that after this period, brick and tile would have been preferred to timber/wattle and daub/thatch). In addition, the widespread redevelopment of the town during the 18th century (particularly following the diversion of the Great North Road and the construction of the canal) may also have resulted in the replacement of timber-framed buildings.
- 3.94 One structure which has survived is the Broad Stone, itself grade II listed and currently located on the south side of The Square. Similar to the stone within West Retford churchyard, the Broad Stone’s origins and age are unconfirmed, but local tradition and historic texts such as Piercy (1828) suggest the stone was original the medieval boundary marker sited at the south eastern edge of the borough, positioned at the junction of Carolgate and Dominie Cross Road (the stone provided the latter street with its name). Piercy argues that the structure was also used as a plague cross in the 16th century, again drawing similarities with the West Retford stone. However, using original East Retford Corporation records, Marcombe (1993) states that the Broad Stone was located in the centre of the Market Place in the 17th century, possibly as part of a market cross.



Figure 3.69: The Broad Stone and adjacent mid-19th century cast iron lamps.

- 3.95 Whatever its true purpose may have originally been, the Broad Stone is a crucial part of the special interest of the character area and wider Conservation Area. Its current setting, adjacent the 1868 Town Hall, adds significant value to The Square and the buildings/structures within the vicinity, many of which are listed. The Broad Stone was placed in its current position in 1877. Inscriptions below read: ‘*The Broad Stone of the Borough of East Retford*’ and ‘*Restored to the Borough of East Retford by J A Gylby Esq AD 1877*’. Adjacent the Broad Stone are four mid-19th century cast iron lamps which add to the current historic setting.
- 3.96 The only substantially-surviving timber-framed building from this period is the Ye Olde Sun Inn on Chapelgate, a grade II listed (probably) 16th century building, used as a public house for a number of centuries. The outside of the

building is stuccoed with late-19th/early-20th century casement windows throughout. The roof is finished with natural clay pantiles, although the shape of the roof structure is clearly visible below, being distressed in a number of places, possibly due to the weight of the tiles. It is likely that originally this building would have had a thatched roof, much lighter than pantiles. Internally, features of interest exist throughout, particularly the timber support posts and beams which are visible within each of the ground floor spaces. 6-10 Churchgate may also be of a similar date, although much less of its original fabric remains.



Figure 3.70: Views of Ye Olde Sun Inn, including frontage from 1933 (top left) and present day (top right); internal views showing timber framing (centre and bottom). Image source: Bassetlaw Museum, 2011.

- 3.97 The 18th century saw significant changes to the architecture of the town, as neo-classical styles became more popular and the use of red brick with clay pantile or natural slate (usually Westmorland prior to the canal's construction) roofs became commonplace. The early part of the century saw the traditional (usually single or two storey) timber-framed buildings begin to be replaced as prosperity in the town grew. Whilst the plan form of buildings remained primarily rectangular (although with L/T-shaped variations), the scale increased with three and four storeys becoming more common.



Figure 3.71: View of 18th century buildings on north side of The Square.

3.98 One of the earliest of the brick buildings is the central part of the Denman Library off Churchgate, originally a house and considerably extended, although converted to its present use in 1927. Constructed in the late 17th/early 18th century, the original house is of red brick (Flemish bond) with a slate roof, however, very little of the original building is visible due to sizeable extensions in the mid-18th century to the front and rear. A doric porch sits in the angle of the original building and its mid-18th century front extension, a Venetian window exists on the frontage (probably inserted in the late 18th/early 19th century) and decorative iron balustrading (19th century) adds significantly to the character of the building. The large extension to the front, comprising a two and a half storey, five bay block, is also of special interest. From the rear, the main building appears symmetrical and is stuccoed and painted.



Figure 3.72: Views of Denman Library, including of original late-17th century building from rear (top left) front (top right, centre left and bottom) and 18th century extension (centre right). Please note that the dormer windows on the frontage are late 19th century.

3.99 The character area contains numerous examples of the 18th century/Georgian neo-classical house, including stand-alone villas and the more common townhouses. Of the villas, the two most significant (both grade II* listed) are Poplar House and Amcott House.

3.100 Poplar House is an early-mid 18th century, three-storey building, with a moulded cornice and symmetrical frontage of five bays containing '6 over 6' sash windows on the ground/first floor and '3 over 3' sashes on the second floor. The window arches are of segmented bricks with central stone keystones and the door has a decorative stucco surround with triangular pediment and half-round fanlight. The frontage is one of the most intact from this period within the entire Conservation Area and the building is therefore one of its most significant.



Figure 3.73: Frontage of Poplar House, Grove Street, including outbuilding to rear (left).

3.101 Amcott House, currently occupied by Bassetlaw Museum, is mid-18th century although is only two storeys in height. The frontage is also symmetrical with a simple moulded cornice and of five bays, although the central bay has a slight projection with triangular pediment above. Within this central bay is a Palladian-style window (half round with sidelights), a feature which is replicated with the doorway below. Elsewhere on the frontage the windows are '6 over 6' sashes with segmental brick arches above.



Figure 3.74: Frontage of Amcott House, including historic image showing original railings (right). Image source: Bassetlaw Museum, 2011.

3.102 Whilst the external decorations are obvious contributors to local character, much of the special interest of Amcott House is internal, with a number of features from several different periods, such as original plaster ceilings (very much in the style of Robert Adam)⁴⁸, door architraves, decorative iron work on the staircases, coving, doors and wall paintings, with later features such as 19th century fireplaces also of significance.



Figure 3.75: Internal features at Amcott House, including intricate plaster ceilings (top), door architrave (centre left), 19th century fireplace (centre right), marble columns supporting Palladian opening (bottom left) and moulded columns with marble capitals (bottom right).

3.103 Many of the 18th (and early 19th) century townhouses within the historic core of East Retford also share the architectural features found on Poplar House and Amcott House. Bridgegate, Churchgate, Chapelgate, Carolgate, Grove Street, Market Place and The Square all contain two, three and four storey buildings from this period with details such as segmented window headers, moulded cornices, decorative door surrounds, door fanlights, pediments and

⁴⁸ For more information on the history of Amcott House, please contact Bassetlaw Museum on 01777 713749.

sash windows, all surviving intact. Several tax relief window openings can also be found on buildings from this period around the character area.



Figure 3.76: Decorative features visible on 18th/early-19th century buildings on Grove Street (top left), Churchgate (top right and centre right) and on The Square (bottom left and bottom right).

3.104 A number of these buildings also contain coach accesses, either leading into narrow alleyways containing tenements or to ancillary buildings to the rear. Whilst many of these accesses were part of their building's original design, several have been inserted into pre-existing buildings, as with 33 Churchgate (see below).



Figure 3.77: Coach accesses at 18 The Square (left) and 33 Churchgate (right).

3.105 The majority of former townhouses from this period are grade II listed, with many ground floors converted for commercial use in the later 19th century and often retaining shop fronts from this period. 19th/early-20th century inserted (usually timber) shop fronts are most common along Bridgegate, Chapelgate and Grove Street, with features such as moulded cornices, pilasters, corbels and central/side doorways prevalent. Several buildings from this period also have small single storey extensions added in the late 19th century. These extensions used up (described as 'fortified' by Pevsner) space previously taken by small front gardens, as seen at 22-24 and 28-32 Carolgate.

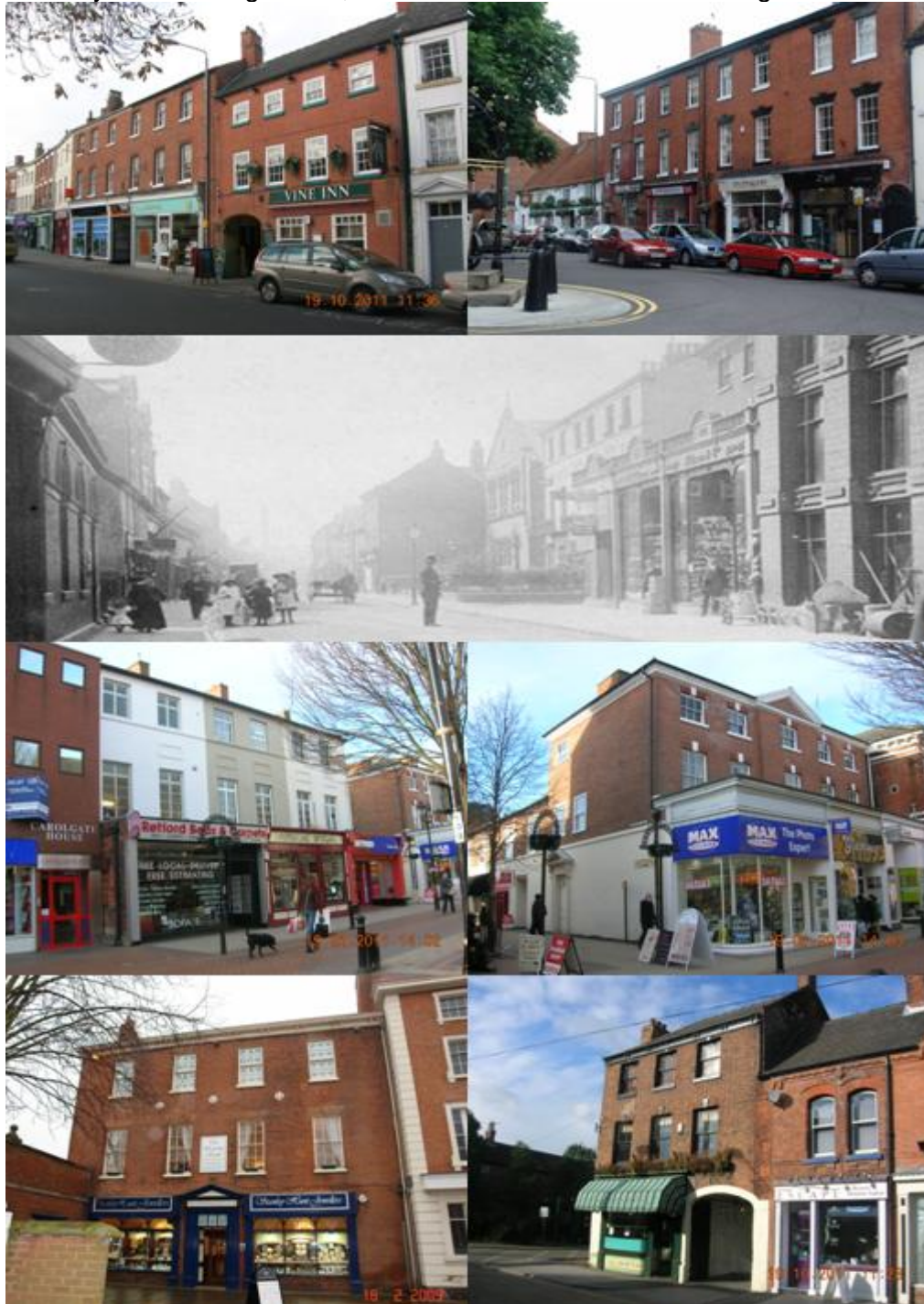


Figure 3.78: Inserted shop fronts within East Retford character area, including at Churchgate and Chapelgate (top left and right); 28-32 and 22-24 Carolgate (centre, also showing original front garden, completed with wall and railings, at 28-32 Carolgate in 1910); 22 The Square (bottom left) and 45 Churchgate (bottom right). Image source: Bassetlaw Museum, 2011.

3.106 18th/early-19th century coaching inns such as the White Hart Hotel⁴⁹ or the former Crown Inn (which sits on the site of an earlier inn⁵⁰) are also key buildings within the character area, with several good examples along Bridgeway, Churchgate and Chapelgate. As with most of the area's historic buildings, these structures are built of red brick (Flemish bond) with natural slates or clay pantiles on the roof. Most have defined coach accesses at the side, the routes clearly following the pre-existing burgage plot boundaries.



Figure 3.79: The former Crown Inn as shown in 1911 and present day (top left and right); The White Hart Hotel in c1900 and present day (bottom left and right). Image source: www.picturethepast.org.uk, 2011.

3.107 The buildings themselves follow a somewhat standard pattern of equally-spaced window openings (with smaller sashes on the top floor), stone/stuccoed brick string courses between floors, decorative eaves detailing and ridges parallel to the road. However, the coach accesses are also significant features, being finished with decorative arches using a mix of brick and stone detailing.



Figure 3.80: Coach accesses with brick arches at Churchgate (left) and Grove Street (Right).

3.108 In the late 18th/early 19th century period, the uncomplicated nature of neo-classical design that had been popular throughout the 1700s was

⁴⁹ The White Hart Hotel was first granted a license in 1731.

⁵⁰ The present building dates to c1754, although a hostelry is recorded on the site in 1646. Source: *A Retford Heritage Trail*, Nottinghamshire County Council, 1979.

supplemented with intricate detailing (particularly) around the windows and doors, although still within a neo-classical context. In East Retford at this time, moulded window surrounds (with styles often taken directly from pattern books) became more prevalent, many prominent examples of which exist on the main thoroughfares such as the Market Place and Carolgate.



Figure 3.81: Decorative architraves at 1 Market Place (left) and 5 Carolgate (right), both early-mid 19th century in date.

3.109 The 19th century saw a revival of Gothic-influenced design throughout the country, led by well-known architects such as A.W.N. Pugin. Buildings designed in a mix of Gothic and classical styles can be found throughout the character area. One of the most recognisable is the grade II* listed Sloswick's Hospital Almshouses on Churchgate, which dates to 1806 (with alterations in 1819), although sits on the site of earlier almshouses built in 1657. The building has a classical appearance with symmetrical frontage and projecting central bays with triangular pediment above. Contrasting with the classical shape of the building are its window and door openings, which are of the gothic pointed-arch style. The window openings contain timber sashes with intersecting glazing bars. The door opening contains a six panel door with fanlight above, also containing the intersecting glazing bar design.



Figure 3.82: Views of Sloswick's Hospital Almshouses, including from c1920 (top left) and feature tympanum plaque within pediment (bottom left).

3.110 Less than 20 years after the construction of Sloswick's Almshouses, another building for this purpose was built by the East Retford Corporation along Union Street. The Corporation Almshouses were erected in 1823, solely for the occupancy of women. The Corporation Almshouses is of a similar style to Sloswick's Almshouses, both in its scale and symmetrical design, although

with three (rather than one) separate projecting bays with pediments and less Gothic influence overall. The building was restored in 1983 which, sadly, resulted in the loss of the original windows.



Figure 3.83: Views of frontage of the Corporation Almshouses, including tympanum plaque set within pediment (right).

3.111 Later in the 19th century, the Gothic style became more popular, particular with regard to the design of educational, religious and residential buildings, alongside the pre-existing classical style. Several educational buildings found along and around Grove Street, especially towards its eastern end, show this relationship between Gothic and classical clearly. The earliest educational building that survives in this area is the former National School on the corner of Union Street and Chapelgate, which was constructed in 1813. This has a primarily classical appearance, with an Italianate window opening facing Chapelgate, although has a later 19th century shopfront below.



Figure 3.84: Former National School on corner of Chapelgate and Union Street.

3.112 The National School was replaced in the mid-19th century with a range of buildings on the south side of Grove Street, with separate blocks for infants, girls and boys, all of red brick with stone detailing and natural slate roofs. The earliest of these was the infants' school which dates to 1841 and has a somewhat simple design, similar to the Chapelgate school, with its most interesting features being the eye-brow moulding above the side elevation windows. Although the front elevation has been rebuilt in the 20th century, the majority of the building's historic character has been retained elsewhere.



Figure 3.85: East (left) and west (right) elevation of infants' school, Grove Street.

3.113 Contrasting sharply with both the original National School and the later infants' school buildings is the former boys' school (now part of St Swithun's

School), which dates to around 1857. A much stronger Gothic influence can be found on this building, with tall window openings on the frontage that contain lancet-style windows and stone tracery, all underneath pointed and moulded stone arches. The style of this building is very similar to other buildings in the town, such as the James Fowler-designed school in West Retford and a large villa on Pelham Street, showing the wide-reaching appeal of the Gothic-revival movement in the early-mid Victorian period. Similar architectural detailing can be found on the former school master's house, which is sandwiched between the former boys' and girls' schools (see pictures below).



Figure 3.86: Replacement National School buildings on south side of Grove Street, including Infants' school (top), boys' school and former master's house (centre) and original and current girls' school (bottom). Image source: www.picturethepast.org.uk, 2011.

- 3.114 The former girls' school was partly replaced in the early 20th century with the current neo-Georgian building, a style typical of Nottinghamshire County Council schools of this period by architects such as L.E. Maggs (the original girls' school building can be seen above). Whilst the contrast of architectural styles between the original and later buildings is striking, the most significant feature on that later building is the stone bell cote on the west side, which was originally attached to the Victorian girls' school and was then added to the replacement building.
- 3.115 On the opposite side of Grove Street is a further educational building, dating to 1872, the former Wesleyan School. Again the neo-classical style is used in conjunction with gothic detailing, including feature towers and finials/ironwork

combined with rounded window arches and a central pediment-like gable. However, the classical style is more dominant on this building.



Figure 3.87: Views of former Wesleyan School, Grove Street, including frontage (top left), side/east elevation (bottom left) and former Wesleyan Infants' school to rear (bottom right). Decorative features include several finials (top right and centre right), moulded stone kneelers (centre left), carved stone panels (centre) and rear window on original building (bottom centre).

3.116 The cluster of educational buildings is completed by the early 20th century cookery school, which forms part of the eastern boundary to the Conservation Area. Although currently an office, the building has its original large chimney on the south elevation, an indicator of its original use associated with the teaching of food production and preparation. Elsewhere the limestone window lintels and large, steeply-pitched rosemary-tiled roof compliments the neo-classical and Gothic-revival styles of the adjacent and opposite educational buildings. It should also be noted that many cookery schools of this period within the East Midlands (some of which are listed), most often associated with the teaching of skills for the domestic servant industry, share similarities in scale and design as the Grove Street building.



Figure 3.88: Former cookery school on Grove Street.

3.117 The dominance of the classical style over Gothic-revival on the 1872 Wesleyan School is also found with the 1880 Wesleyan Methodist Church. Again on Grove Street, this grade II listed building is one of the most iconic within the Conservation Area and was designed by prominent Lincoln-based architects Bellamy and Hardy (who also designed Retford Town Hall – see page 91).

This building replaced a smaller chapel (dating to 1832) on the same site, which also had a small detached school fronting Union Street (replaced by the 1872 school to the east). Like most of the town's buildings, the church is built of red brick, although with Bath stone dressings and a slate roof (this same material palette was also used 12 years earlier on the Town Hall). Whilst the building today sits in relative isolation, until the 1970s it was part of a range of 18th/early-19th century buildings stretching up to and including the Chesterfield Canal to the east (including the former Wesleyan School).

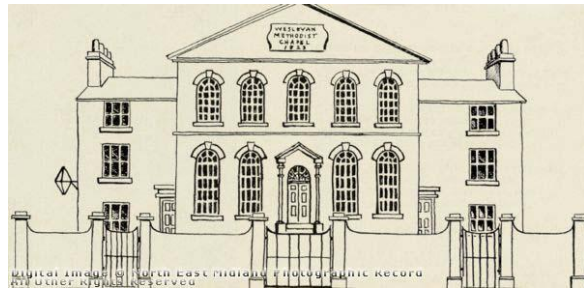


Figure 3.89: Drawing of previous Wesleyan Chapel (constructed in 1823 and replaced with current building in 1879/80). Image source: www.picturethepast.org.uk, 2011.

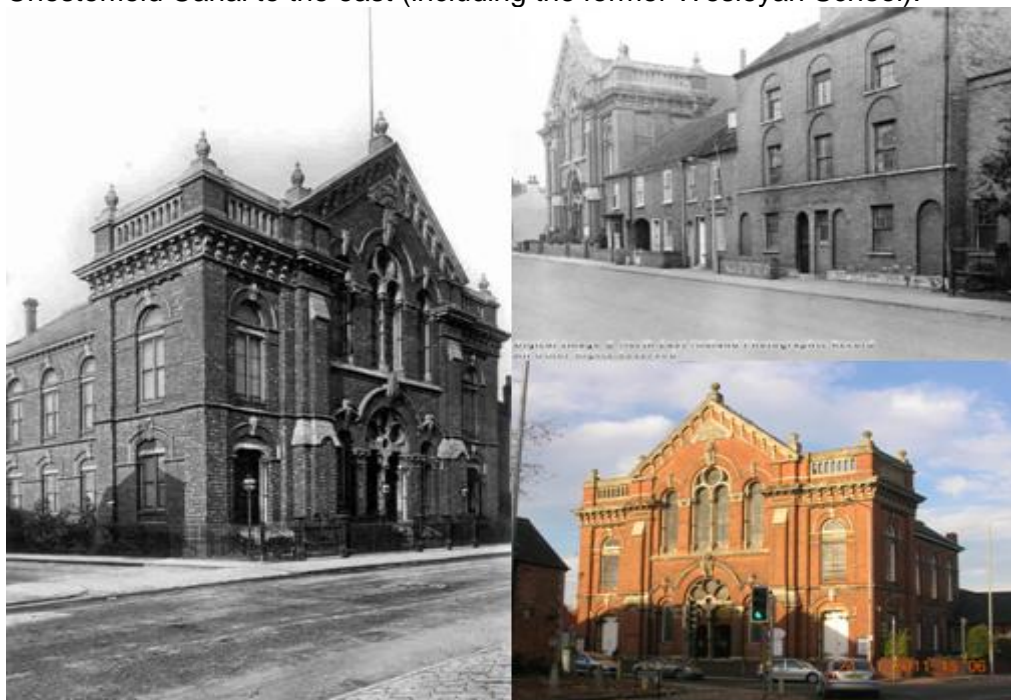


Figure 3.90: Wesleyan Methodist Church, as shown in c1900 (left), 1973 (top right) and present day (bottom right). Image sources: Bassetlaw Museum and www.picturethepast.org.uk, 2011.

3.118 Like many of Bellamy and Hardy's works, the Methodist Church has a symmetrical appearance, with its grand frontage containing a central gabled bay flanked by squared towers. Each tower is finished with balustraded parapets, with the central apex being stone coped. Both the towers and the apex also contain rounded finials (seven in total). The building has a large number of intricate architectural features throughout, with the frontage being the most decorative. The double entrance is especially significant, with its rounded stone columns and fanlight containing geometric tracery and leaded glazing. A similar arrangement is found with the first floor central window openings.



Figure 3.91: Views of Wesleyan Methodist Church building, Grove Street.

3.119 Other features of interest include foliated capitals, stone hood mouldings (those on the central bay are over-sized and also foliated), timber double-doors with intricate iron brackets, the central datestone featuring “Wesleyan 1880” and leaded glazing throughout. Notwithstanding the traceried openings, the remaining windows are timber-framed and consist of large rectangular sections with half-round sections above, separated by moulded stone transoms. In addition, the central bay on the frontage has brick buttresses with stone mouldings. The building is also significant for its internal decoration and fixtures, including, amongst other features, the organ, ceiling and gallery.



Figure 3.92: Views of Wesleyan Methodist Church building, including double entrance with original timber doors (replaced with glass in 1995) from c1970 (top left), internal view showing organ, gallery and decorated roof (top right), western frontage tower as viewed from Union Street (top centre) and windows facing Union Street (bottom). Image source: Bassetlaw Museum, 2011.

3.120 As referred to earlier, the current Town Hall (completed in 1868) was designed by the Lincoln architects Bellamy and Hardy. Similar to the Methodist Church (which was completed 12 years later), the Town Hall utilised a classical style rather than Gothic, although was inspired by French architecture and described by Pevsner as being built in the “Francois I style⁵¹” (although described by Wilmshurst in 1908 as ‘Victorian Romanesque’). The building (grade II listed and two storeys in height) is one of the most recognisable in the whole of the Conservation Area, the clock tower being surpassed only in prominence across the townscape by the West Retford Church spire and the East Retford Church tower. Interestingly, the building was one of a pair designed by Bellamy and Hardy at this time, the other being Ipswich Town Hall (again completed in 1868). Whilst that building shares many similarities with Retford, it is slightly larger in scale (see below).

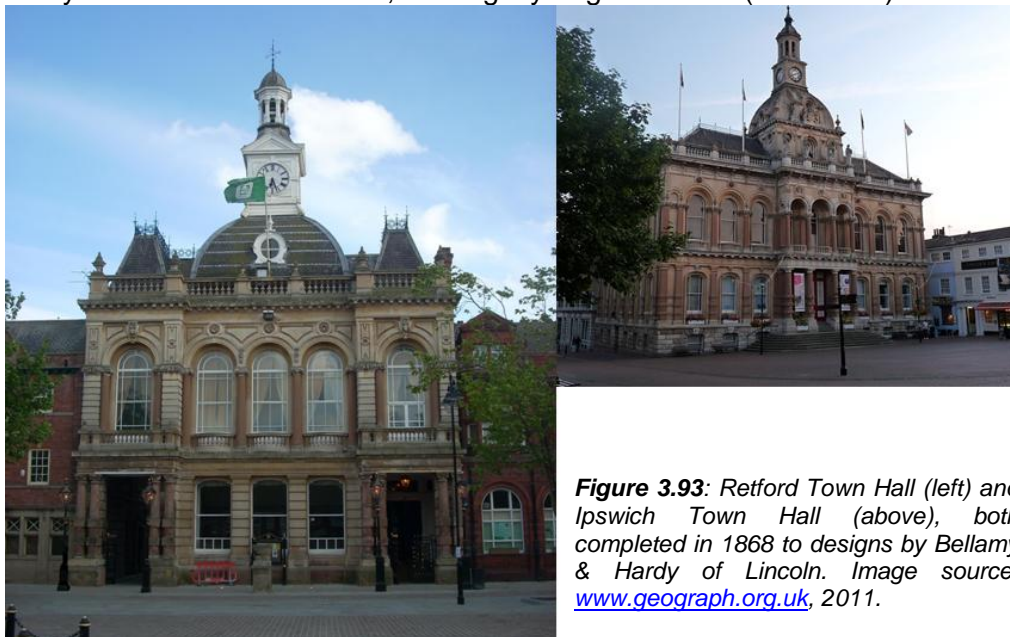


Figure 3.93: Retford Town Hall (left) and Ipswich Town Hall (above), both completed in 1868 to designs by Bellamy & Hardy of Lincoln. Image source: www.geograph.org.uk, 2011.

3.121 The most eye-catching feature on Retford Town Hall is arguably its timber-framed clock and bell tower, which is visible for a significant distance in most directions. This central tower sits above a curved domed roof (containing a circular dormer window), with smaller chateaux-style roofs either side. These sit above projecting bays with the central dome and tower being above three central bays, which themselves are slightly recessed (this is opposite to the building in Ipswich). A balustraded parapet runs across the entire frontage, complete with decorative finials.



Figure 3.94: Frontage roof of Retford Town Hall

⁵¹ From The Buildings of England – Nottinghamshire (Pevsner, P. 1951).

3.122 The majority of the frontage is covered in Bath Stone, which was also used by Bellamy and Hardy for the Methodist Chapel (constructed around 12 years later). Against the yellow colour of the Bath Stone, the columns and plinths are formed from Mansfield Stone (red/pink in colour). The columns are rounded throughout, although with squared mouldings present on those on the ground floor. All columns are also finished with capitals containing foliated detailing (a feature replicated on the Methodist Church). At the first floor, each bay contains a balcony finished with balustrading, with the central balconies being rounded and the outer ones being squared. The majority of the original timber joinery also remains across the site.



Figure 3.95: Views of Town Hall frontage, including image from c1900 (top) and columns/balconies (bottom left and right). Image source: www.picturethepast.org.uk, 2011.

3.123 Whilst the frontage is extremely decorative, the remainder of the building's exterior has fewer embellishments, although the regular form of the rear portions (particularly the Butter Market) provide a strong contrast when viewed from The Square and Chancery Lane/Exchange Street. Away from the

frontage, the building is constructed of red brick (English Garden Wall bond) with light-coloured brick detailing (including segmented window arches).



Figure 3.96: View of rear of Town Hall building (Butter Market).

3.124 Internally, the majority of the original design features survive, including the plasterwork, gallery, staircase, flooring, entrances and roof decoration (which was later replicated by Bellamy and Hardy at the Methodist Church).

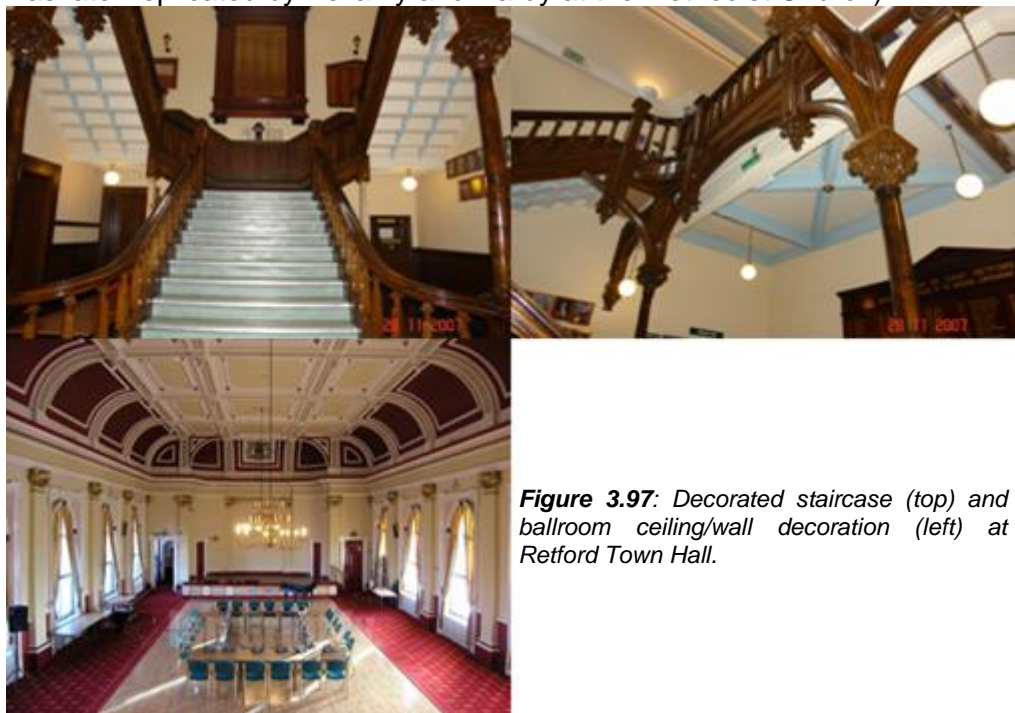


Figure 3.97: Decorated staircase (top) and ballroom ceiling/wall decoration (left) at Retford Town Hall.

3.125 Another civic building from the 19th century of particular significance is the Police Station on the corner of Chancery Lane and Exchange Street. Dating to 1892 and designed by the Nottinghamshire County Council Surveyor E. Purnell Hooley, the building fronts both streets and had its original main entrance on the corner (now filled in, although the steps and carved stone door surround survive).

3.126 One of the most interesting aspects of the building is its decorative terracotta/brickwork, which is visible throughout. This is especially prominent

at eaves level, with layers of rounded dentil coursing containing arched brick forms with clover designs and rosettes in the niches below. Narrow banding exists between the ground and first floor. The roof, covered with natural slates, is finished with decorative terracotta ridge tiles and terracotta finials.



Figure 3.98: Views of Police Station on corner of Chancery Lane/Exchange Street.

3.127 The contrast between stone and red brick is striking across the building, with stone mullion/transom windows throughout and stone bands (above the ground and first floors and above the corner entrance). The corner portion is also finished with stone coping and a stone finial, of the same shape as those in terracotta elsewhere. Other features of interest include the timber-framed windows, cast iron rainwater goods and recessed brickwork on the corner gable.



Figure 3.99: Feature corner gable at Retford Police Station.

3.128 The mid-late 19th century saw a variety of styles used for private residential buildings, with Gothic, classical, Flemish and less complex vernacular designs (or a mix of these) found throughout the East Retford character area. One of the most eye-catching range of buildings is that on the west side of St John Street (originally called 'The Avenue'), now split into two and called The Cloisters and Friar's Court. These date to the 1870s and feature several Flemish gables on the west side that are prominent from the adjacent public car park. The west elevations also feature blue brick detailing, arched window

openings and a number of original casement windows. Newly-built ancillary buildings on the site also have the same Flemish gable/blue brick detailing.

- 3.129 The east elevations, facing onto the narrow St John Street, are much less decorative, although the former coach house/workshop building adjacent to Friar's Court is a good example of the vernacular style from this period.



Figure 3.100: The Cloisters (top left) and Friar's Court (top right, from 1970), with their decorative Flemish gables, also visible from adjacent public car park (centre left). Less decorative frontages (bottom left and centre), former coach house (centre right) and modern buildings in same style (bottom right).

- 3.130 Other residential buildings of special note include Spa Common House, situated on the east side of Spa Common adjacent to the Chesterfield Canal. This building is quite different to most in the Conservation Area, being of light coloured brick (Flemish bond) rather than red. The building has the appearance of a lodge or cottage associated with a private country estate or civic/commercial function (most likely the Chesterfield Canal in this instance⁵²). It seems to have originally been two properties (being dual-fronted), but was converted to a single dwelling in recent years.

⁵² The 1845 Inclosure Map identifies the owner of the site as Robert Hudson, who was likely a descendent of Fretwell Hudson, a Retford Bailiff in 1765, supporter of the proposed canal scheme and later a shareholder of the Canal Company.

3.131 In terms of its architecture, the building has a T-plan form, with a slate pyramidal roof containing a central chimney stack (also light coloured brick). Whilst the original joinery has not survived, the stone window lintels, brick string course at first floor level and brick quoins contribute significantly to the special character of Spa Common and the setting of the canal. The building also has recessed panels of brickwork which were intended to add balance to the external façade (common until the abolition of the window tax in 1851).



Figure 3.101: Views of Spa Common House, from Spa Common/Bescoby Street (top and bottom left) and from Chesterfield Canal (bottom right). Tax relief openings are clearly visible.

3.132 Simpler designs are also prevalent, particularly away from the main thoroughfares. Along Union Street for example, a number of cottages retain much of their original character, particular with their surviving timber sash/casement windows and decorative door surrounds (often in a classical style). Later 19th century inserted timber shop fronts have also survived, the best example of which is 22 Union Street. However, it is the classical influence that pervades, as in most of the Conservation Area, rather than any of the other styles.



Figure 3.102: Vernacular cottage at 22 Union Street and classical style of 16-14 Union Street.

- 3.133 The simple vernacular style is perhaps best expressed by the area's historic industrial and commercial buildings, particular the former workshops. Number 10 Spa Common was originally the Eric Hurton Spa Carriage Works, later converted to part residential/part builder's store and now all one dwelling.

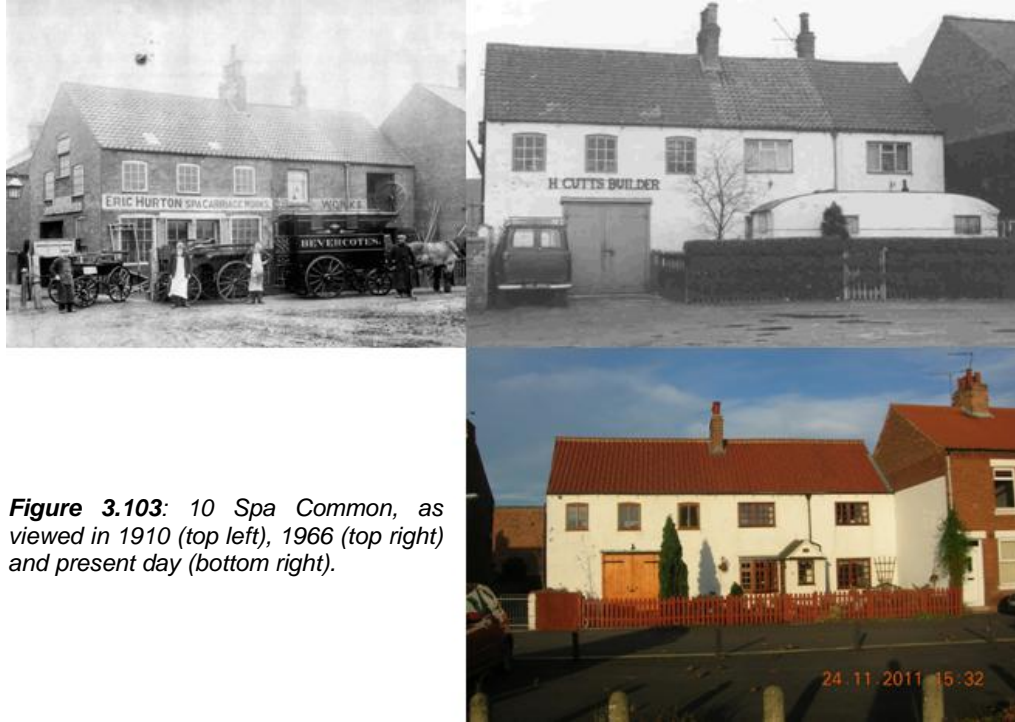


Figure 3.103: 10 Spa Common, as viewed in 1910 (top left), 1966 (top right) and present day (bottom right).

- 3.134 A stand-out commercial building from the late 19th century is the former bank (originally known as Foljambe's Bank), completed in 1887 and located immediately to the west of the Town Hall fronting The Square. The building was designed by Leeds-based architects Chorley and Cannon, famed for their use of glazed bricks and tiles, often manufactured by the Burmantoft factory (also based in Leeds). The appearance of the former bank is described by Pevsner as of "*fiery red brick in the Waterhouse⁵³ style*".



Figure 3.104: Views of frontage of former 'Foljambe's Bank', The Square, showing decorative red tiles and bricks around doorway and windows (right).

- 3.135 Similar to the Police Station discussed earlier, this building has dentil coursing with deep niches, although all the masonry is of the same type and colour, creating an overall finish unique in the Conservation Area. Of these decorative elements, the mullioned/transomed window frames, the coats of

⁵³ Referring to Alfred Waterhouse, a mid-late Victorian architect who specialised in mixing Gothic-revival and Romanesque styles into elaborately decorative designs (such as the Natural History Museum in London or Manchester Town Hall).

arms (of the Foljambe family) and the cast iron rainwater goods are of the most significant. The building also retains most of its original timber-framed windows and timber doors, which adds much to the character of the building and wider Conservation Area.



Figure 3.105: Decorative dentil coursing and cast iron rainwater goods (left) and million/transom windows and coat of arms (right) and former Foljambe's Bank, The Square.

3.136 Other distinctive buildings from this period include 20 Carolgate, which was an ironmongers in 1899 (see photograph below) although converted to its present uses in the 1970s. The building exhibits a substantial amount of decorative iron/steelwork across the frontage, possibly indicating that its construction included steel framing. This would be one of the earliest buildings with this method of construction in the town and wider district.



Figure 3.106: View of frontage of 20 Carolgate, from 1899 (top left) and present day. Please note the decorative iron/steelwork dividing each floor.

3.137 In the early-20th century, an iron and glass shop front was installed across the front of the building, thereby partly removing the brick piers that originally ran from the ground floor to the roof. Unfortunately, later shop front alterations (post-1971) have affected the significance of the building, although a number of important features have survived above. In addition to the decorative metalwork discussed previously, the building also retains its moulded cornice, metal-framed window openings and brick window arches.



Figure 3.107: Views of frontage of 20 Carolgate from 1971 (left) and present day (right). The early-20th century iron and glass shopfront is clearly visible on the 1971 picture. Image source: www.picturethepast.org.uk, 2011.

3.138 Into the 20th century, the influence of Gothic-revival architecture declined whilst neo-classical influences on Retford's townscape again flourished, with a number of prominent examples contributing significantly to the special interest of the character area and wider Conservation Area. One of the more recognisable is the former London Joint City and Midland Bank building on Carolgate, completed in 1924-5. The building was designed by Gotch and Saunders⁵⁴ in their familiar neo-classical style with significant decoration such as Tuscan columns, a balustraded parapet, foliated moulding and an open triangular pediment above the main entrance. This was an extension to an existing 18th century brick-built former house (which is grade II listed). The contrast here between the ashlar and brick buildings, both influenced by the classical style, is of particular interest.



Figure 3.108: Former London Joint City & Midland Bank, Carolgate, from 1925 (left) and present day (right). Image source: Bassetlaw Museum, 2011.

3.139 Similar in style to the above bank building is the 1934 Court House on Exchange Street, again of a neo-classical design and with a striking Portland stone façade, a material much brighter in appearance than the Magnesian Limestone or Sandstone used elsewhere in the town. Like the Carolgate bank, the Court House has Tuscan columns either side of the main entrance, although has a closed pediment rather than open. There is also a parapet to hide the roof, but this consists of solid masonry rather than balustrading and is also curved rather than straight. The parapet contains the crest of the former Borough of East Retford (featuring two Falcons with wings elevated, as authorised in the 1607 charter from King James I), a symbol which can be

⁵⁴ The Retford building was one of over 140 of this style designed by Gotch and Saunders for the LJC&M Banking Company, most of which still exist today, including one in Worksop.

found on buildings throughout the Conservation Area. The original joinery also remains throughout, including the twelve-panel doors and non-opening lights with glazing bars on the frontage.



Figure 3.109: Frontage of Court House, Exchange Street.

3.140 Other 20th century buildings of significance in the classical style include, Ebsworth Hall (Churchgate), 5 & 6 Market Place, 42 Grove Street and 35-37 Carolgate. Whilst the interpretation of classical architecture varies across these sites, the common themes (clean lines, symmetrical facades, consistent proportions and use of materials) are apparent on all these structures.



Figure 3.110: Ebsworth Hall (top left), 35-37 Carolgate (top right), 5 and 6 Market Place (centre left and right) and 42 Grove Street (bottom).

3.141 Industrial buildings from the early-20th century also exhibit elements of neo-classical design in their scale and form. The three-storey building between Carolgate and Beardsalls Row is one of the most prominent in the town and is visible from much of the Conservation Area, especially when viewed from the modern by-pass to the east (Arlington Way) and through the various alleyways off Carolgate to the west. The M-plan roof is significant, along with the multiple window openings with window arches (formed from three rows of light-coloured bricks). A similar building exists to the west of Carolgate (off Canal Street), although the windows and roof are less decorative and the overall style is influenced by modernist approaches (typical of industrial architecture from this period).



Figure 3.111: Industrial buildings between Carolgate and Beardsalls Row (top) and between Carolgate and Canal Street (bottom).

3.142 From the 1920s onwards (as with many other towns during this period), East Retford saw a growth in modernist and Art Deco-style architecture, particularly along the main retail thoroughfare of Carolgate. The earliest of these buildings combined the new styles with elements of neo-classical design, particularly with respect to the clean lines and overall proportions. 70 Carolgate and Bridgegate Chambers are perhaps the most illustrative examples of this, with the geometric shapes and horizontal emphasis of the window openings and lintels, combined with the symmetry and parapets usually associated with neo-classical architecture.



Figure 3.112: Art Deco architecture but with elements of neo-classical design at 70 Carolgate (left) and Bridgegate Chambers, Bridgegate (right).

3.143 The Art Deco style is perhaps best expressed by the Majestic Theatre on Coronation Street. This Grade II listed building was constructed in 1925 to designs by Alfred Thraves of Nottingham and is the only surviving Thraves-designed theatre still used for its original purpose. The building is constructed of red brick (Flemish bond) with Portland stone and clay tile detailing and dressings and where visible, the roof is finished with natural slate.

3.144 The main features of the building are its main entrance on the south side and the fly tower on the east side. The main entrance has steps, a large surround and an arched feature above, all of Portland Stone. The arch also contains windows with Art Deco-style glazing (this glazing design is repeated throughout the building). The fly tower is one of the taller structures in Retford and contains a number of the Art-Deco-style glazed openings and a later projecting signboard on its south side.

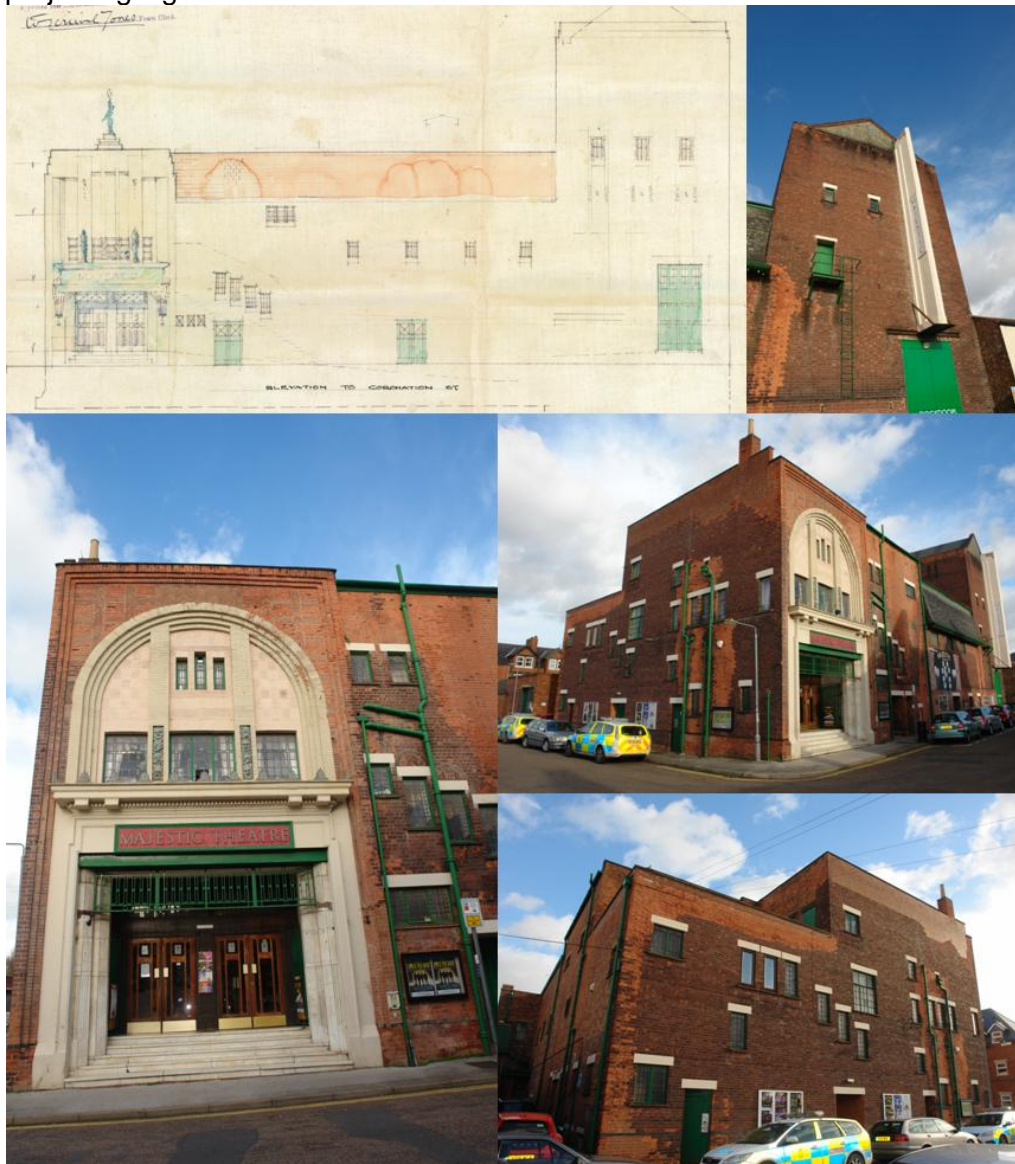


Figure 3.113: Exterior of Majestic Theatre, including original plan from Albert Thraves, dated 1927. Plan source: Bassetlaw Museum, 2011.

3.145 The building is also significant for its internal decoration, particularly the entrance foyer (with its oak panelling, glazed doorways, ceiling mouldings and stairway balustrading) and the main theatre space (containing ceiling/wall

mouldings including several mermaids, wall panelling, window covers, boxes, proscenium arch and lighting fixtures).



Figure 3.114: Internal decoration at Majestic Theatre, including mermaid mouldings (left), oak and glazed panelling/doors (centre) and plaster ceiling (right).

3.146 In the post-WW2 period, the modernist style evolved away from the pre-existing rules of scale, proportion and decoration, creating buildings which were vastly different to any of the historic (usually) classical-inspired architecture that existed in the character area. The former Woolworths building is a prime example of this, having a somewhat simple design with a strong emphasis on the vertical (especially with respect to the window openings).



Figure 3.115: South side of The Square from 1907 (left) and present day (right). Please note the marked contrast between the earlier neo-classical styles and the former Woolworths building. Image source: www.picturethepast.org.uk, 2011.

3.147 This modernist approach and the dominance of vertical design elements culminated in the 1950s/60s buildings along Carolgate, namely 27 Carolgate and 11-15 Carolgate. As with the Woolworths building, both of the Carolgate buildings have a marked impact on the setting of surrounding historic buildings. However, this contrast between styles is itself an important part of the character of the Conservation Area, particularly where those modernist buildings are themselves well-designed, such as with 27 Carolgate.



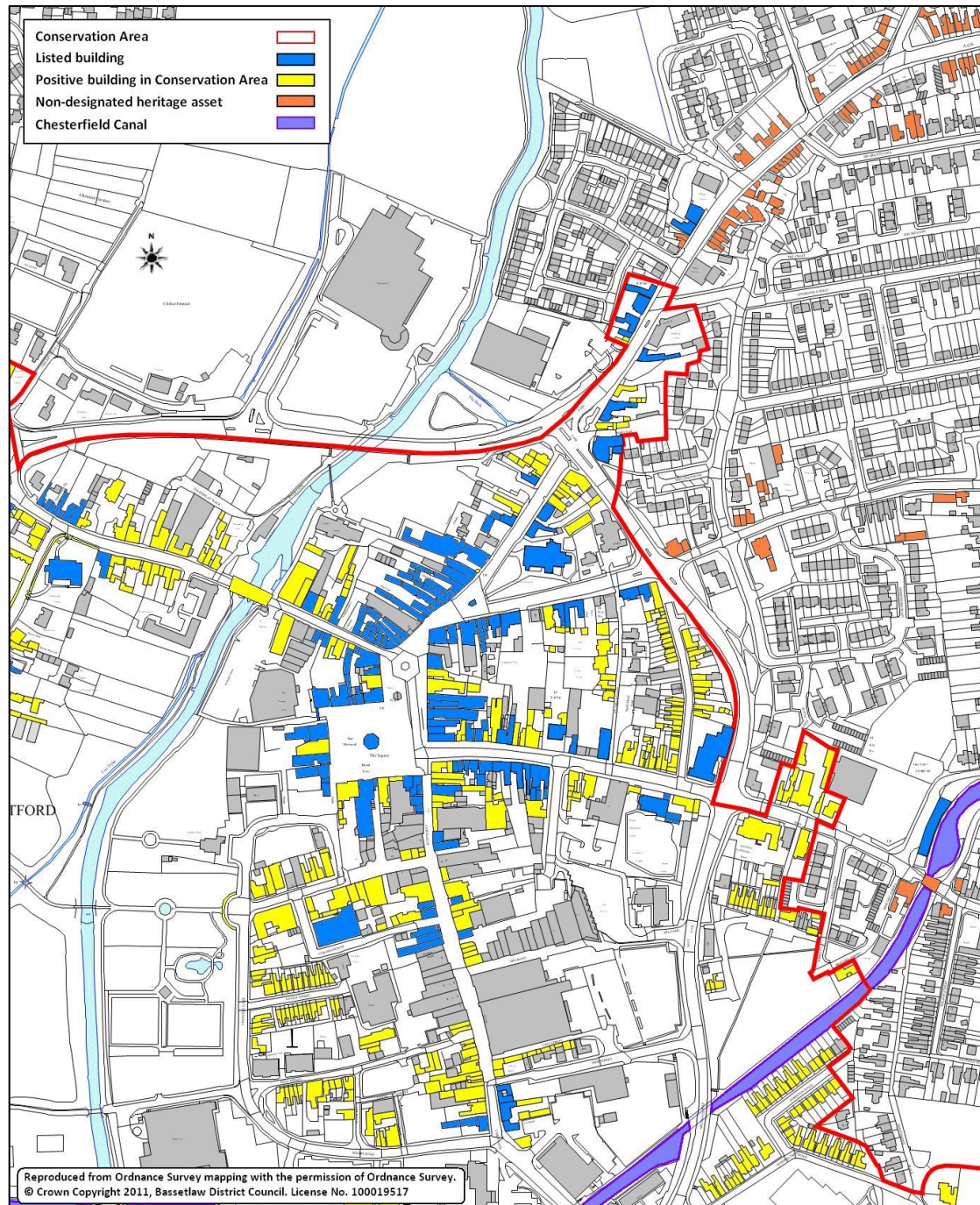
Figure 3.116: Modernist architecture of 27 Carolgate (left) and 11-15 Carolgate (right).

RF6 East Retford & Market Place

Architecture: buildings and materials – Summary of special interest:

- Along with its listed buildings, the East Retford and Market Place 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 marked out on map 37.
- Buildings are generally two, three or four storeys. Buildings from the 18th, 19th and early 20th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick and stone chimneys.
- Modernist and Art Deco-style architecture from the 20th century has a variety of forms and designs. Often the frontages have a strong vertical or horizontal emphasis (using a variety of materials), although the overall scale of the buildings complement their immediate surroundings (especially on Carolgate).
- Facing materials for buildings are predominantly red brick (usually Flemish or English garden wall bond), with stone, brick and terracotta detailing common. A painted stucco/render finish can also be found. Roof materials are primarily clay pantiles or natural slate, with rosemary tiles often used on late 19th/early 20th century buildings. A variety of materials are used on 20th century modernist/Art Deco buildings.
- Period architectural features such as brick and stone window headers/cills, door surrounds, timber windows and doors, chimney pots, brick/stone banding and timber shopfronts form an essential part of the special interest of the character area.
- Street elevations are well fenestrated and often retain their original timber windows.
- The East Retford & Market Place character area contains some of the most significant heritage assets within the Conservation Area, including St Swithun's Church, the Olde Sun Inn, Retford Town Hall, Amcott House, Poplar House and the Methodist Church.
- The inter-connected civic space of Market Place, The Square and Cannon Square contains numerous heritage assets and is the central focus of the Conservation Area.

Map 37: East Retford & Market Place – buildings



Disclaimer: The identification of positive buildings/heritage assets (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of sites identified may change at a later date. The most significant walls have also been identified, although further boundary features may also be significant (many of these are shown on map 39). The absence of any building/structure on the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council.

Public realm, amenity spaces, landscaping and boundary treatments

3.148 The East Retford character area contains little in the way of green open space, with the exception of Spa Common and the churchyard at St Swithun's. The area also contains the interconnected public/civic space which includes The Square, the former Market Place and Cannon Square, all three of which contain focal structures in their respective centres.

3.149 The largest green open space within the character area is Spa Common, formerly part of a larger area of common pasture to the east of the built settlement. The size and shape of the current site was formed initially by the route of the Chesterfield Canal to the east (constructed in the 1770s) and later by the enclosure of the surrounding land in the 1840s. No pre-canal maps exist to show the full extent of the common prior to these interventions. The area was also affected by the construction of the town's by-pass (Arlington Way) in the 1970s.



Figure 3.117: Open space and mature trees on Spa Common.

3.150 Spa Common is primarily grassed, with a number of significant trees existing on the eastern boundary (particularly those alongside the canal). Footpaths also run across the site and adjacent to the canal. Also on Spa Common at the junction with Kirke Street, the cast iron base of a Victorian-era sewer vent remains in situ, this being an important historic feature in the public realm.



Figure 3.118: 19th century sewer vent pipe at corner of Spa Common and Kirke Street.

3.151 The churchyard at St Swithun's is also primarily grassed, although contains a number of historic monuments, the earliest of which dates to the mid-1700s (of those which can still be read). Around the edge of the churchyard, a wall (primarily of stone) with stone/brick piers and iron railings⁵⁵ encloses the site,

⁵⁵ These railings were removed during World War Two but replaced in the 1990s. Several stone piers were also repaired at this time.

which also has several mature trees, particularly around the western entrance.



Figure 3.119: Views of St Swithun's churchyard, with original railings in c1900 (top left), without railings in 1984 (top right) and present day (elsewhere). Image source: www.picturethepast.org.uk, 2011.

3.152 With regard to civic space, three distinct yet contiguous areas can be identified in the heart of the town, all three of which are surrounded by historic buildings. In the centre is the former Market Place, which, since the late medieval period, was the site of the town's market and the Town Hall (until the construction of the current building off The Square in 1868, when the previous building was demolished). In the 19th century the centre of this space contained a large gas lamp (one of 70 erected between 1831 and 1862) with directional signs (to Newark, London, etc⁵⁶) attached, although this was

⁵⁶ Until the mid-20th century, the White Hart Hotel also contained painted signage for "London 144 ½ miles" facing the Market Place and similar signage (text unknown, but probably for York) on the Bridgegate side.

removed in the mid-20th century and a large roundabout constructed. The roundabout was reduced in the 1990s and in the centre was placed a large lamp with three lantern-style lights. However, whilst the lamp structure and form is not altogether inappropriate, attached to the lamp column are two green plastic planters placed at equal distances between the lanterns and the ground. In addition, the structure is set within a brick-built hexagonal roundabout that also contains low iron railings with chains (in a splayed/crown formation) and on the south and north sides of the roundabout are standard 'keep left' bollard signs. These features detract considerably from the historic character of this part of the Conservation Area.



Figure 3.120: Views of Market Place, from c1850 (top left), c1900 (top right and second row, left), c1960 (second row, right), present day (third row) and comparison of Victorian and modern lamps from c1900 and present day (bottom left and right). Image sources: Bassetlaw Museum and www.picturethepast.org.uk, 2011.

3.153 To the north east of the old Market Place is the area known as Cannon Square, located at the junction of Churchgate and Chapelgate. Whilst

historically this area may well have been part of the adjacent Market Place, since the 1850s it was dominated by the Sebastopol Cannon, a ‘trophy of war’ from the Crimean War captured by the British Army in 1855.

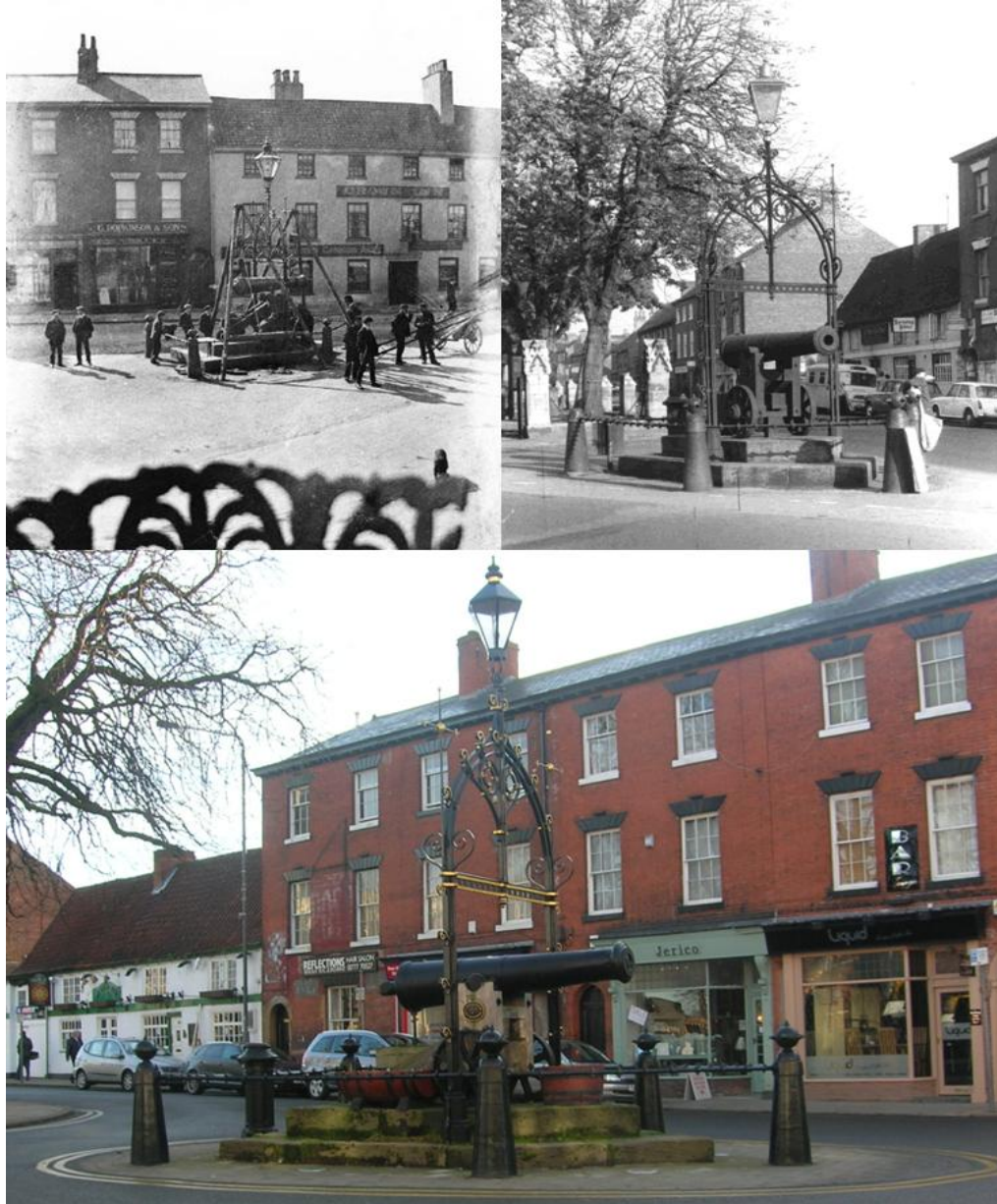


Figure 3.121: Views of the Sebastopol Cannon from pre-1900 (top left), 1970 (top right) and present day (bottom). Image sources: Bassetlaw Museum and www.picturethepast.org.uk, 2011.

- 3.154 The cannon is grade II listed and sits upon a timber support, all beneath a decorative iron overthrow with lantern above. The cannon and lamp structure are placed on two stone steps, around the base of which is a ring of iron bollards with connected chain guard. The whole structure is set within a traffic island, similar to the adjacent Market Place.
- 3.155 The most identifiable civic space is The Square, which is the youngest of the three spaces, being formally developed as late as the early-mid 18th century. Previously, The Square was undeveloped and used as the ‘beast market’ (Marcombe, 1993) given its poor drainage yet close proximity to the Market Place to the north east and east. The centre of The Square is dominated by the War Memorial, a grade II listed structure designed by Leonard Barnard

and officially unveiled in 1921 (this had replaced a gas lamp similar in form to that on the old Market Place, although originally had five lanterns, reduced to one in the 1890s – see below).



Figure 3.122: Views of The Square, from c1868 showing the original 5-lantern gas lamp and the original Town Hall (top left), from c1900 showing the same structure with only one lamp (top right) and from mid-2011 following restoration of the memorial and resurfacing of The Square. Image source: www.picturethepast.org.uk, 2011.

3.156 The War Memorial is constructed of sandstone and contains four stages, the bottom of which contains most of the structure's inscriptions. Above this lower portion, the upper three sections have the appearance of an Eleanor Cross⁵⁷ with gothic-style carvings including gargoyles, finials, trefoils and the decorative capping.

⁵⁷ A reference to 12 crosses erected in the 13th century – please see <http://www.historic-uk.com/DestinationsUK/EleanorCrosses.htm> for further information on these.



Figure 3.123: Upper sections of War Memorial, The Square.

3.157 Whilst the War Memorial is the focal point of The Square, on the north and south sides are rows of semi-mature trees (eight on the north and six on the south). In addition, to the north west of The Square is a 3.5 metre high brick wall with entrance gateway, formerly part of a private kitchen garden associated with the adjacent building (22 The Square) to the north. The wall is partially hollow, a legacy of its original use for growing fruit trees against. The coach access contains a decorative brick arch with a keystone containing the inscription “I.P. Esq 1841” (relating to John⁵⁸ Parker, a local merchant who occupied 22 The Square). The wall also contains a stone string course, stone coping with ball finials and a pedestrian doorway with timber surround.

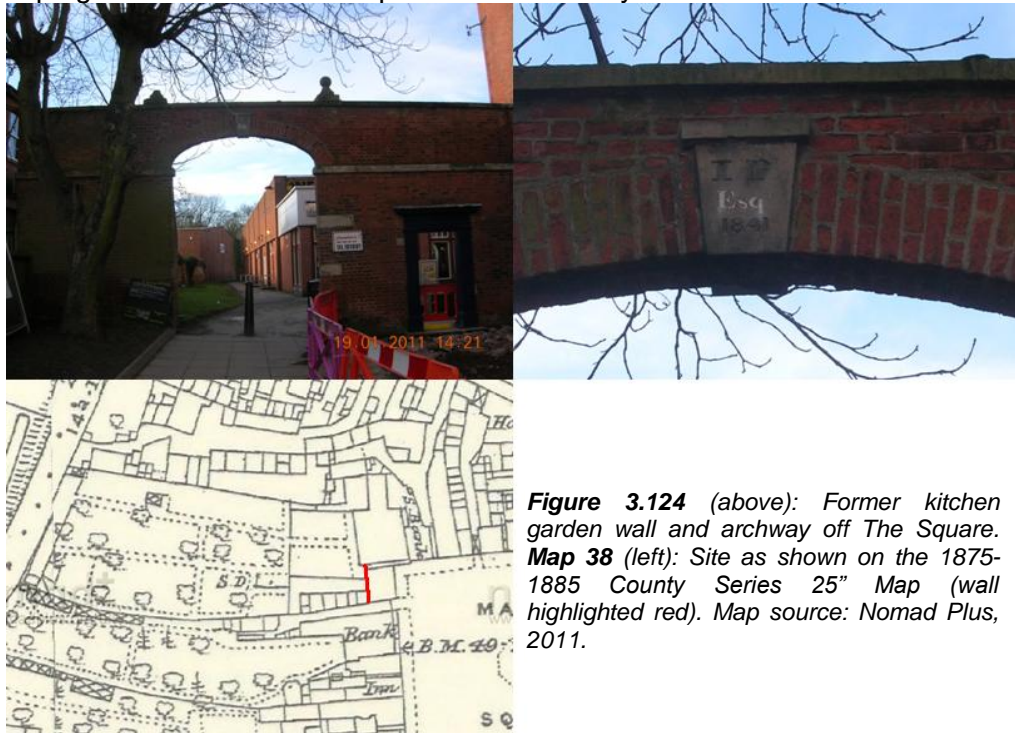


Figure 3.124 (above): Former kitchen garden wall and archway off The Square. Map 38 (left): Site as shown on the 1875-1885 County Series 25” Map (wall highlighted red). Map source: Nomad Plus, 2011.

3.158 As with West Retford, the River Idle also plays an important role in the landscape setting of East Retford, particularly along the north western entrance of Bridgegate. The current bridge at that site was erected in 1868, although this replaced a much older (possibly medieval) five-arched stone

⁵⁸ As no ‘J’ was available in Latin, the letter ‘I’ was used – This was common throughout the 17th, 18th and 19th centuries.

structure. The bridge has a stone supporting structure with iron balustrading, the ironwork however was added in the early 1900s (where stone and blue-coloured brickwork had previously existed⁵⁹). At each end of the bridge on both sides of the road were once large gas lamps, although these were removed around 1910-1920.



Figure 3.125: Top row: Bridgegate Bridge, as shown in c1900 with original brickwork and gas lamps; Second row: later iron balustrading in alteration plan from early 20th century; Third row: photographs of bridge from c1900-1910 (left) and 1937 (right); Elsewhere: Bridgegate Bridge, present day.

⁵⁹ The blue bricks are still visible on the end piers (see above) on both sides of the bridge.

3.159 The character area contains a series of walls and other boundary treatments which add much to the historic character of East Retford. In addition to those mentioned earlier, of special note are the brick walls and railings off Grove Street, The Square, Chapelgate, Arlington Way and St John Street. A number of other significant boundary treatments have also been identified, all of which are shown on map 39.

3.160 With regard to significant trees within the character area, there are relatively few when compared with West Retford, primarily due to the built nature of East Retford. However, notwithstanding those discussed earlier at Spa Common and St Swithun's Church, the biggest concentration of mature trees is within the grounds of Amcott House, these being prominent from all directions and particularly from the east. Elsewhere, individual and groups of trees (such as at Arlington Way, Grove Street and on the Market Place) also make positive contributions to the special interest of the Conservation Area.



Figure 3.126: Mature trees and significant walls at Amcott House/Arlington Way (top) and St John Street/Chapelgate Car Park (bottom).

3.161 Other important aspects of East Retford's public realm include the Chesterfield Canal, which forms part of the eastern boundary of the character area. The canal is one of the most significant parts of the historic environment within the town and wider district, although is discussed in more detail in the 'Canal & Wharf character area' section.

3.162 A number of recent works have been of great benefit to the public realm of East Retford, enhancing its appearance and the setting of its historic buildings. As well as restorations to the Sebastopol Cannon and the repaving of The Square, works to Dyers Court (a pedestrian thoroughfare linking Chapelgate Car Park with Grove Street) have also been of substantial benefit. These works have initially involved the painting of a mural on a previously-unsightly elevation of a 19th century building, part of the historic Clarks Dyeworks which once covered much of the car park site. The addition of heritage interpretation panels at this site (and at other key sites throughout the town) also adds to the significance of the site and wider Conservation Area.

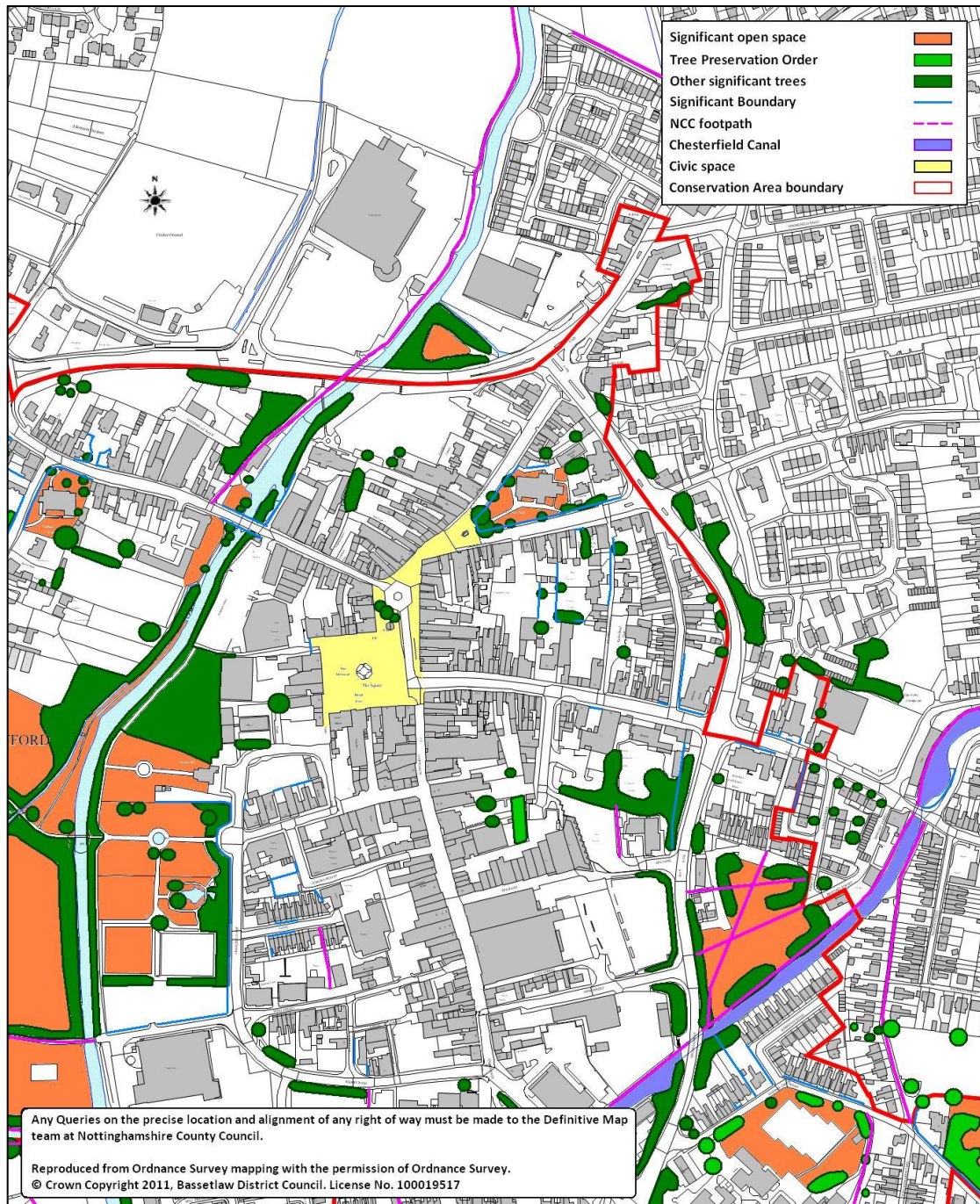


Figure 3.127: Public realm improvements to Dyers Court, off Grove Street.

RF7 East Retford & Market Place
Public realm, amenity spaces, landscaping and boundary treatments – Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees (as indicated on map 39). Of particular note are the landscaped open spaces of Spa Common and St Swithun's (churchyard), the interconnected civic spaces (around the Market Place, The Square and Cannon Square), the form and setting of both the Chesterfield Canal and River Idle and the red brick walls.
- Boundary walls are generally red brick (usually English garden wall bond), Magnesian Limestone, or a combination of the two. A mixture of coping styles exists, with stone or brick/clay copings the most common. Iron railings are also prevalent, although often, only small parts of these remain (most were requisitioned during the Second World War).
- The character area's mature trees make a significant contribution to local character, particularly along Churchgate, Chapelgate, Moorgate, Grove Street, Arlington Way, St John Street and around the Market Place.
- A number of recent improvements to the public realm have been made, particularly around The Square, Grove Street and Cannon Square.

Map 39: East Retford & Market Place – landscape features



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

Key views and vistas

- 3.163 A number of significant views exist within, into and out of the character area, focusing on the most important buildings and landscape features (see map 40). The most significant and prominent buildings within the character area are St Swithun's Church (with its central tower), Retford Town Hall (with its feature clock and bell tower) and the Wesleyan Methodist Church.



Figure 3.128: View of Town Hall (left) and St Swithun's Church (right) from roof of Majestic Theatre.

- 3.164 Being the tallest structure in this part of the Conservation Area, views of St Swithun's Church are amongst the most significant within and into the Conservation Area from all directions. From within the Conservation Area boundary, the most memorable views of the church are from Market Place and Cannon Square to the west. Outside of the boundary, the church is also highly prominent from the by-pass to the north and east. Notwithstanding these views, the most important from outside is that from Spital Hill, part of a route which was certainly in existence in the medieval period and could date to the Roman period, being part of a straight route between Retford and the Roman settlement at Littleborough, along which Roman-era archaeology is abundant.

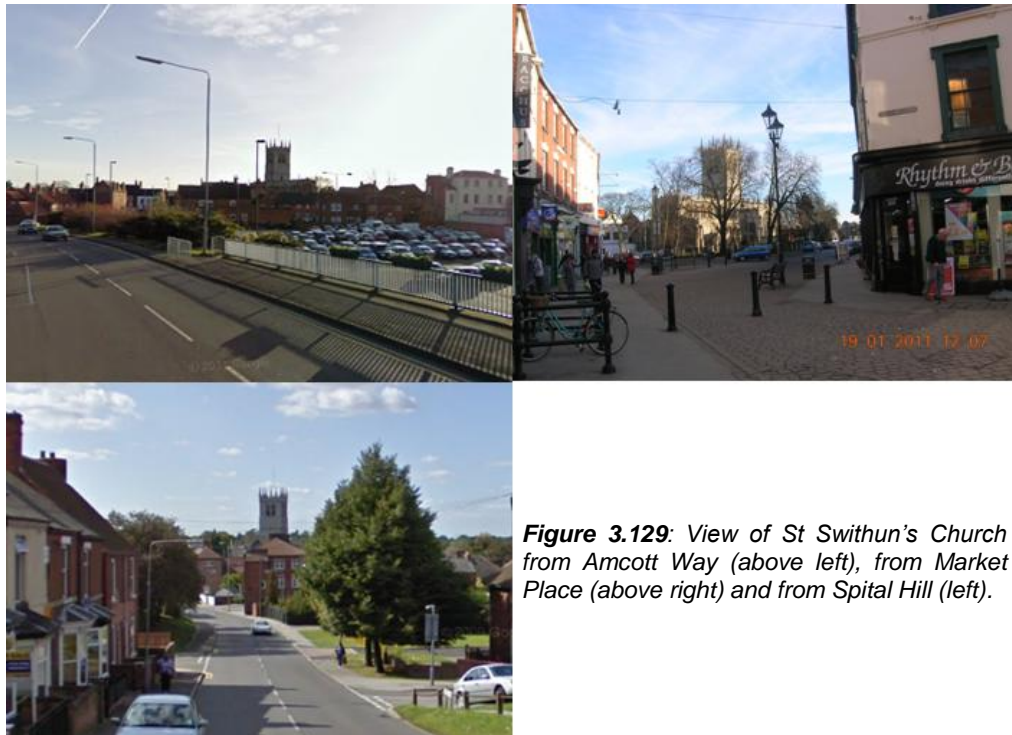


Figure 3.129: View of St Swithun's Church from Amcott Way (above left), from Market Place (above right) and from Spital Hill (left).

3.165 A number of panoramic vistas exist within, into and out of the Market Place and The Square (see map 40). From all of the entrance points into the Market Place and The Square, the historic buildings that line this area (especially the Town Hall with its bell and clock tower) form some of the most impressive and familiar views within the Retford Conservation Area.



Figure 3.130: Views of Market Place/The Square (top) and of the Town Hall from Chancery Lane (bottom left) and from junction of Chancery Lane/Savile Street (bottom right). Image source: Google Maps, 2011.

3.166 To the east, the Methodist Church on Grove Street is the focus of several key views, particularly from points to both the west and east along Grove Street. The building is also visible from Arlington Way to the south and east, from Spa Common to the south and from Union Street to the north.



Figure 3.131: Views of Methodist Church from Arlington Way to south (above left), from Spa Common to south (above right) and from Grove Street to west (left) and east (right).

3.167 The school buildings on Grove Street are important landmarks in the character area. On the north side, the former Wesleyan School is the focus of views from the east on Grove Lane, from the west on Grove Street/Arlington Way and from the south along the narrow thoroughfare of Common Road. Grove Mill to the east (although outside of the Conservation Area) is also a focal building and one of the more identifiable within Retford, with far-reaching views from the west, east and south.

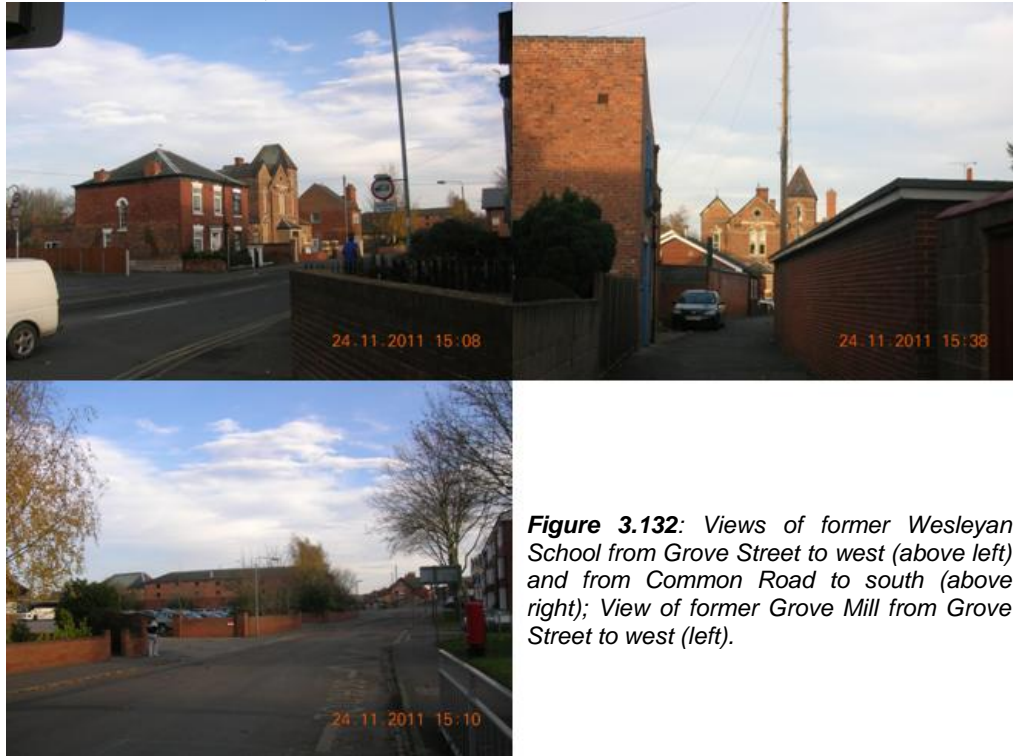


Figure 3.132: Views of former Wesleyan School from Grove Street to west (above left) and from Common Road to south (above right); View of former Grove Mill from Grove Street to west (left).

3.168 On the south side of Grove Street, the former National School is eye-catching in its mix of Victorian Gothic-revival and later neo-classical architecture, although the bell cote on the west side is particularly noticeable from the east, west, south west and north west. The most significant view of that structure is arguably from the north, however, from a point approximately 100 metres to the north on a curved section of Arlington Way.



Figure 3.133: Bellcote at St Swithun's School, as viewed from points along Arlington Way to south west (left) and north (right).

3.169 In the western part of the character area, the fly tower of the Majestic Theatre is prominent when viewed from Exchange Street to the north west and from the junction of Carolgate and Coronation Street to the east. The large

projecting signboard on the Coronation Street frontage is one of the more identifiable architectural features within the Conservation Area.



Figure 3.134: Views of Majestic Theatre fly tower from Exchange Street (left) and from Coronation Street (right). Image source: Google Maps, 2011.

3.170 The early 20th century industrial buildings to both the east and west of Carolgate have a similar impact to the fly tower, with that between Carolgate and Beardsalls Row the most impressive. The M-plan roof is a feature visible from Carolgate to the west, from Grove Street to the north and from Beardsalls Row to the east. Also from Beardsalls Row, the vista looking north towards Poplar House is also significant.



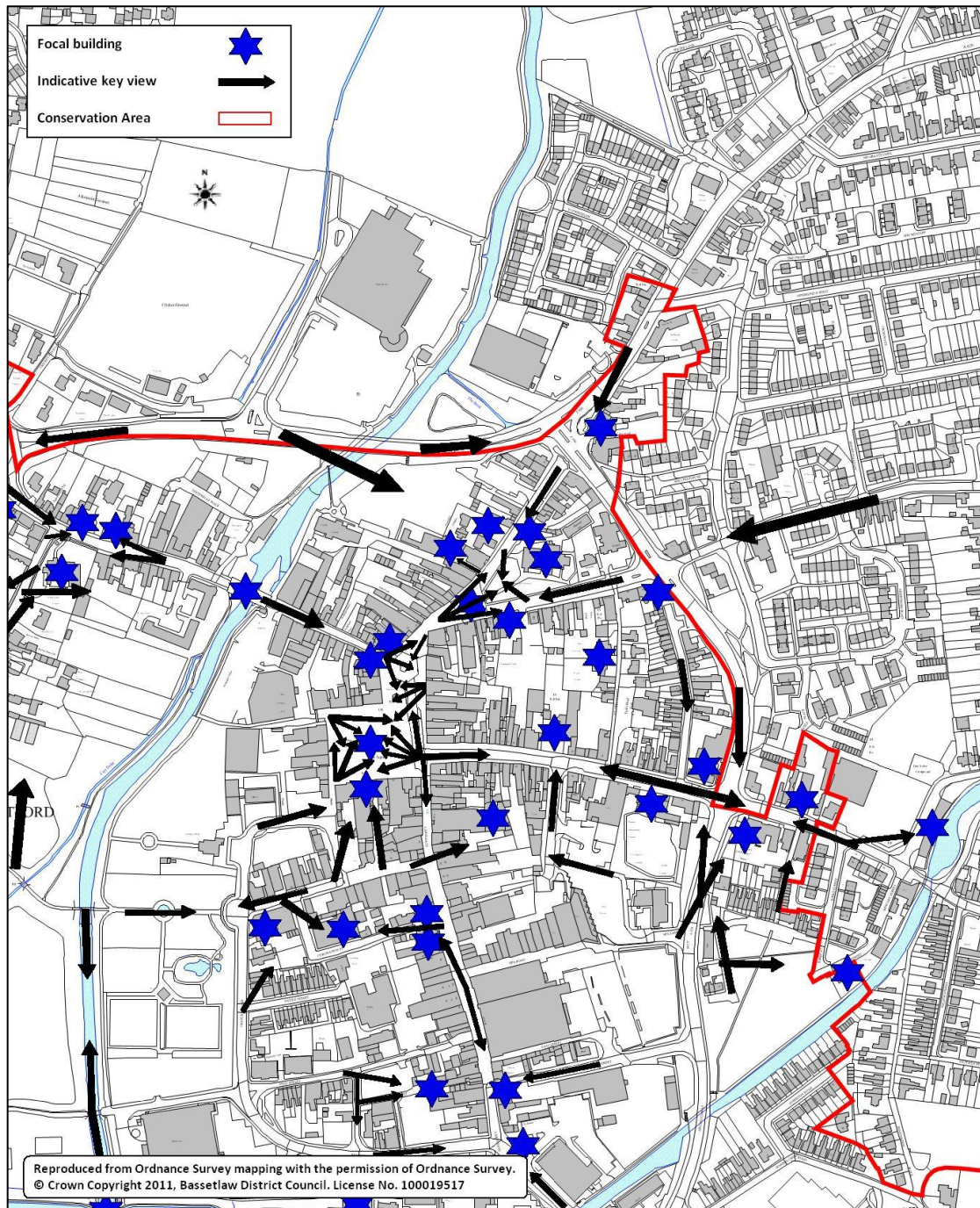
Figure 3.135: Views from Beardsalls Row, looking west towards early-20th century industrial building (left) and looking north towards the 18th century Poplar House (right).

RF8 East Retford & Market Place

Key views and vistas – Summary of special interest:

- There are a number of important views within, into and out of the character area. Of special note are the views of St Swithun's Church and Retford Town Hall, which are amongst the most significant within the Conservation Area.

Map 40: East Retford & Market Place – Key views



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

respect this former roadway. The wharf itself was historically referred to as the 'Corporation Wharf', a reflection of the role of the East Retford Corporation in its development.

3.174 The Thrumpton route was effectively by-passed by the construction of the Great North Road in the 1760s⁶¹. Around a decade later, a section of the Carolgate/Thrumpton Lane route was removed when the canal basin was dug out, leaving the road layout which exists today.

3.175 What is now Albert Road (referred to as 'South Car Road' on the 1845 map) runs parallel to the canal, heading due west towards the River Idle. It is likely that the section of road east of Thrumpton Lane was constructed at the same time as the Great North Road (see 1813 Ordsall Enclosure Map and 1839 Ordsall & Eaton Tithe Map below), as the route does not appear to extend westwards at that time. By 1845, South Car Road had been extended up to the River Idle and a bridge over the river (similar in form to that at Bridgegate) was constructed in the late 19th century (allowing easy access to the Railway Station).



Map 42: Extract from Ordsall Enclosure Map, 1813, showing Chesterfield Canal and Albert Road. Map source: Retford Library, 2011.



Map 43: Extract from Ordsall & Eaton Tithe Map, 1839, showing Chesterfield Canal and Albert Road. Map source: Retford Library, 2011.

⁶¹ It appears that a substantial part of this route was wholly new in the 1760s (possibly between Carolgate and Gamston), as earlier field patterns are on a different alignment and clearly pre-date the road (please see the 'London Road Character Area' section for further discussion on this).

3.176 With regard to the character area's significant buildings, most date to the 19th century and either front the canal, Wharf Road (called Wharf Street on the 1848 East Retford Tithe Map), Albert Road or London Road. Most buildings off Wharf Road, Albert Road and London Road are sited close to the highway and are set within regular narrow plots. Roofs are generally parallel to the road rather than perpendicular, with a small number of exceptions such as the former Wesleyan Methodist Mission Room.

3.177 Alongside the northern bank of the Chesterfield Canal, the pervading character is of larger buildings (including warehouses/industrial/residential) primarily facing onto the waterway with yard space behind. On the south side of the canal, residential properties face away from the canal, although a series of workshops/outbuildings to the rear (adjacent to the canal) still survive.



Figure 3.136: Former Corporation Wharf Warehouse.

3.178 A less obvious part of the historic layout of the character area is its public footpaths, including those (such as the former tow path) alongside the Chesterfield Canal. Most of these date to the construction of the canal as they are shown on post-canal maps (such as that from 1845 shown on page 121) and retain their original limestone walls.



Figure 3.137: Footpath on south side of canal, to Albert Road.

RF9 Canal & Wharf

Layout and plan form – Summary of special interest:

- The layout of Canal & Wharf is characterised by the 18th century thoroughfares of London Road, Albert Road and Wharf Road, all containing relatively narrow plots (with the exception of the former warehouses) with buildings primarily sited close to the highway or the canal.
- Adjacent to the Chesterfield Canal, most larger buildings are sited parallel to the watercourse, a legacy of their historic use associated with canal freight and storage.
- Several canal-era alleyways/footpaths exist within the character area, including the canal towpath. These contribute significantly to the character and function(s) of this part of the Conservation Area.

Architecture: buildings and materials

- 3.179 The structure of the Chesterfield Canal varies along its length, although the majority of the waterway is lined with clay and the banks edged with limestone blocks. This is the case within the Canal & Wharf character area, although later repairs have introduced steel and concrete. The lock and sluice structures are constructed from a combination of limestone and blue (engineering) bricks. The East Retford Town Lock marks the point where the canal's width changes from wide (to the east) to narrow (to the west).



Figure 3.138: East Retford Town Lock, showing limestone (left) and engineering brick (right).

- 3.180 Along the length of the canal, a large number of associated structures add greatly to its significance. Within the character area, most of these structures date to the late 18th, 19th and early-20th centuries and include buildings such as warehouses and bridges, in addition to the many other structures such as the grade II listed crane, weirs/sluices, locks, the aqueduct and iron mooring posts.
- 3.181 As the only listed structure in the character area, the crane on the south side of the canal is one of the most significant and is a prominent reminder of the importance of the once-thriving wharf. The crane (late 19th century in date) consists of a cast iron base with a timber loading arm, linked to wire ropes and a pulley wheel. The crane was manually operated and the winding cogs and rotating drum still survive in situ. A plaque on the side of the structure contains the message: "NOT TO LIFT MORE THAN 2 TONS" in raised lettering.



Figure 3.139: Grade II listed crane on south side of canal basin.

- 3.182 Further westwards and on the opposite side of the canal, two mid-late 19th century rectangular buildings form a significant grouping consisting of a large warehouse and the former Navigation Inn public house, both on land that in 1845 was owned by Robert Hudson (a descendant of the early canal

supporter and former Corporation Bailiff Fretwell Hudson). The warehouse was built by the Manchester, Sheffield and Lincolnshire Railway (MSLR) Company in 1882 following a dispute with the East Retford Corporation. The building sits on the top of a slope, with a limestone basement level (visible on the north side) and elsewhere is brick-built (English garden wall bond) with a pantile roof and of two storeys (when viewed from the canal). Most of the original window and door openings survive although no glazing remains (historic photos confirm only the top parts of the openings were actually glazed).



Figure 3.140: Former MSLR Warehouse, including original 1882 plan (top), image from c1900 (second row, left) and pulley wheel housing (bottom left). Plan source: Bassetlaw Museum, 2011. Image source: www.picturethepast.org.uk, 2011.

3.183 The design of the building is relatively functional, although simple decorative elements survive including over-sailing eaves brickwork, cast iron rainwater goods, stone window cills and arched brick window headers. Stone channels are set into the tow path adjacent to the building, which take water from the drain pipes and into the canal. A projecting timber structure exists on the north side that still houses the pulley wheel, a legacy of the building's original use. One significant feature lost from the building is a canopy that once existed above the loading door on the south side.

3.184 Immediately west of the building (also fronting the canal) is a cast iron shaft, which once supported a loading crane very similar in design to the listed crane on the south side of the wharf.



Figure 3.141: Original crane structure in c1900 (left) and surviving central shaft (right). Image source: www.picturethepast.org.uk, 2011.

3.185 To the east of the warehouse building is a former public house (called the Navigation Inn) which partly served the wharf and surrounding community. This building is also of red brick (although rendered and painted) with a pantile roof, although similar to the adjacent warehouse is functional in its design. A blank section of wall on the south side marks the point where the former local cottage was attached to the inn, the cottage sadly demolished in the late 20th century. Also lost was the former toll office which was sited to the south of the Little Theatre building.



Figure 3.142: Former Navigation Inn from 1966 (left) and present day (right). Both the former toll cottage and detached toll office are shown on the 1966 photo. Image source: www.picturethepast.org.uk, 2011.

3.186 Further east, within the former Corporation Wharf, is the Corporation Wharf warehouse building that dates to (at the latest) the 1840s⁶². Now a café/restaurant, the former warehouse shares a similar design to the MSLR building, comprising a red brick, two storey structure with pantile roof and large loading doorways. Most of the original window and door openings

⁶² The building is shown on the 1845 Inclosure Map – see page 121.

survive, some of which are considerably wider than those at the MSLR building, an indication of it being early/mid-19th century rather than later. A crane once existed at the south west corner of this building (much larger than those to the south and west), although this was removed in the 20th century. Sadly a much larger warehouse, sited between the MSLR and Corporation buildings, was demolished in the 1970s/80s.



Figure 3.143: Former Corporation Wharf Warehouse, including from c1938 (top) showing large crane and from c1970 showing building and adjacent basin (bottom right). Image source: www.picturethepast.org.uk, 2011.

- 3.187 At the western end of the canal basin is the East Retford Town Lock, the first narrow lock on the canal between Retford and its junction with the River Trent. Whilst the wide section of the canal allowed wide-beam boats from the River Trent to reach Retford, the junction with the narrow section also meant that the warehousing and wharf functions of the basin grew considerably, as goods had to be stored on the site and also transported between wide and narrow-beam boats. Tolls were also collected at the lock, which brought significant wealth to the town, particularly in the late-18th and early-19th centuries.

3.188 To the west of the East Retford Town Lock, one of the main problems faced by the canal designer, James Brindley, was how to get the Chesterfield Canal over the River Idle. The answer was the aqueduct, a structure which survives intact (although with several later repairs). The main body of the aqueduct comprises a supporting structure with limestone piers and supports, engineering brick arches, red brick infill and limestone copings. Modern iron railings are attached to the top on both its northern and southern sides.

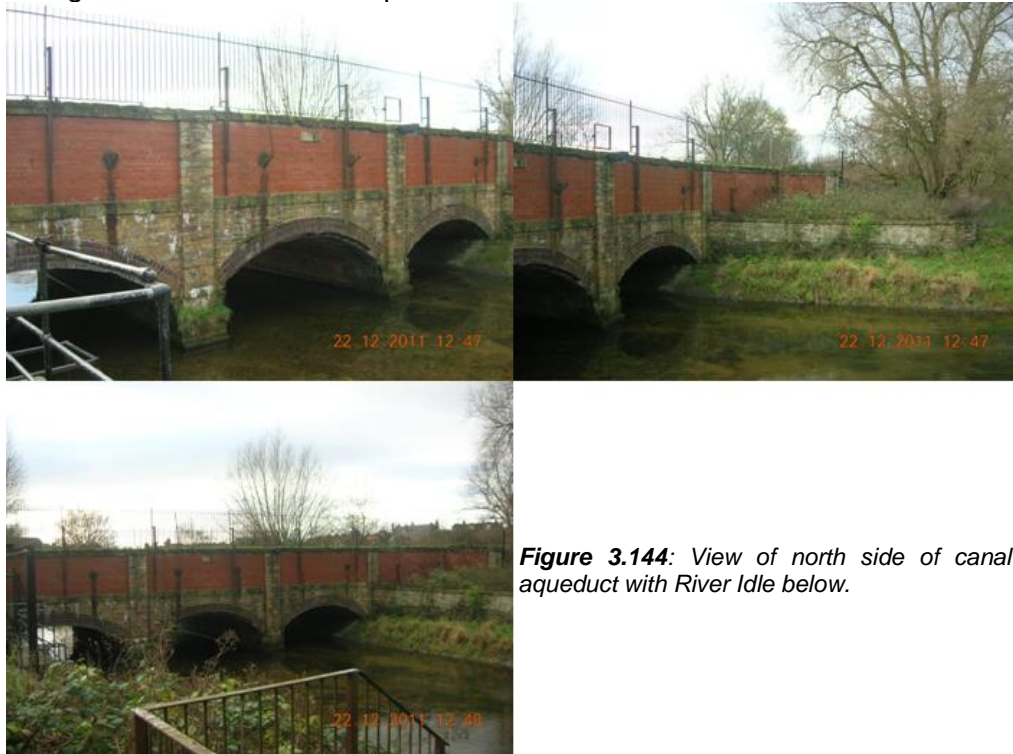


Figure 3.144: View of north side of canal aqueduct with River Idle below.

3.189 Away from the canal side and on the south side of Albert Road is Goodbody's Mill (previously called Bannister's Mill), which dates from 1813 and was originally a flour mill containing numerous cast iron rollers and a projecting winch hut on the frontage (as survives on the MSLR warehouse). The building has had a variety of uses since flour milling ceased, including as a recruiting office for the Sherwood Rangers during the First World War. The building currently has two storeys, although previously there were four (see below).



Figure 3.145: Goodbody's Mill, with four storeys in 1890 (left) and with two storeys in present day (right). Image source: Bassetlaw Museum, 2011).

3.190 The Goodbody's Mill building is of red brick with a pantile roof, with many of its '10 over 15' sash windows in situ. Although larger openings have been made on the ground floor, the building's form, scale, design and historical association contribute much to its significance.



Figure 3.146: Frontage (left) and rear (right) of Goodbody's Mill building.

3.191 The character area also has two former Mission Halls, constructed for the purpose of bringing parish churches closer to their outlying communities. Originally within Ordsall parish, the former Mission Hall on Albert Road was built for its mother church of All Hallows (Ordsall) to serve the neighbourhood known as South Retford (including Thrumpton Lane, Albert Road, Victoria Road, Wright Wilson Street and Beehive Street). The Mission Hall was only used for this purpose for around 40 years, as by 1903-1912 a larger building, the church of St Albans⁶³ on London Road, had been constructed to cater for the growing population in this part of the Ordsall parish. The building has since had a number of uses, including as a Methodist Sunday School for a large part of the 20th century and more recently for storage.

3.192 The Mission Hall building has a rectangular plan form built of red brick and a natural slate roof, with the gable facing onto Albert Road. Although relatively simple in its design, the decoration on the frontage includes stone window cills, brick window headers, an open gothic-style brick porch with pointed openings and checkerboard floor tiles, timber bargeboards and finials, a frieze (with the name "Albert Hall" visible, although the date is illegible) and narrow arched window openings.



Figure 3.147: Views of former Albert Road Mission Hall, including of frontage (top), porch floor (bottom left) and side/rear (bottom right).

⁶³ Please see the 'London Road Character Area' section for information on St Albans Church.

- 3.193 The second Mission Hall was constructed on Wharf Road to serve the residents of the southern part of the East Retford parish, with its mother church being St Swithun's. This Mission Hall was built in c1884 to designs by local architect (and Borough Surveyor) J.L. Kennedy (see plan below). The building has a similar rectangular form to the Albert Road Mission Room and has both neo-classical and Gothic influences.



Figure 3.148: Views of former Mission Hall, including original plan dated 1884 (top left) and part of feature bell tower (centre right). Plan source: Bassetlaw Museum, 2011.

- 3.194 Surviving features include the rosemary tile roof (which became popular in Retford during the 1880s), the contrasting blue brick banding and the decorative iron crosses at both the southern and northern ends. Unfortunately however, the building's arched window openings on the side elevations (see historic plan above) were altered in the 20th century. Also lost were the brick chimneys on the south side and the upper portions of the feature bell tower (originally timber-framed with lead/copper covering).
- 3.195 Returning to the area's industrial heritage, one of the larger employers in the late-19th and early-20th century period was the Carr Foundry, located to the west of the canal character area and now primarily occupied by housing. One building that has survived from that operation was the Carr Foundry offices and caretaker's house, constructed in 1901 (and designed by Eyre & Southall). The frontage has a central projecting bay with triangular gable, with further bays either side (also containing small and decorative gables).
- 3.196 Whilst the original timber windows and doors were replaced in recent years, the remainder of the building is intact, including the ornate terracotta frieze (containing the words "Carr Foundry" and the date "AD 1901") below the stone-coped central pediment. Other features of interest include the large chimneys on each side gable, the brick and stone arched window headers,

the stone window cills, the stone and brick banding and the detailed gables above the left and right hand bays.



Figure 3.149: Views of former Carr Foundry offices and caretaker's house on Albert Road, from 2004 (top left) and present day. Image source: www.picturethepast.org.uk, 2011.

3.197 The early 20th century also saw the construction of the former Ship Inn public house (currently the Rum Runner) in 1901. Like many of the buildings from this period, most of the external decoration is reserved for the frontage. Of the most prominent features are the stone door arch, the painted brick banding and first floor piers with ball finials, the painted terracotta friezes (containing “Ship Inn” and “1901”), the ground floor brick window arches (although not functional) and the dual chimneys on each gable.



Figure 3.150: Former Ship Inn, Wharf Road.

3.198 Other 20th century buildings of note include the former Regent Cinema (now the Masonic Hall), constructed in 1927 to designs by Thomas F. Ford of London (a prominent architect who was responsible for a number of listed buildings, including inter and post-war churches around London). The building

has two parts, with the feature entrance of neo-classical and Art Deco styling to the front and the main auditorium (much less decorative) to the rear. The frontage is symmetrical and is finished with painted render. Several cement/plaster mouldings exist, including the fluted side piers and circular glazed openings. Above the main entrance, the circular window is set within a fascia with foliated detailing above and below. Several small alterations have been made over the 20th century, such as the removal of the balustrading, the removal of the feature lamps and the addition of a brick pillar (possibly a chimney stack) on the north west corner.

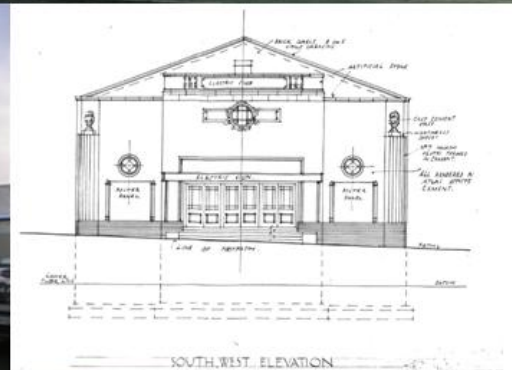


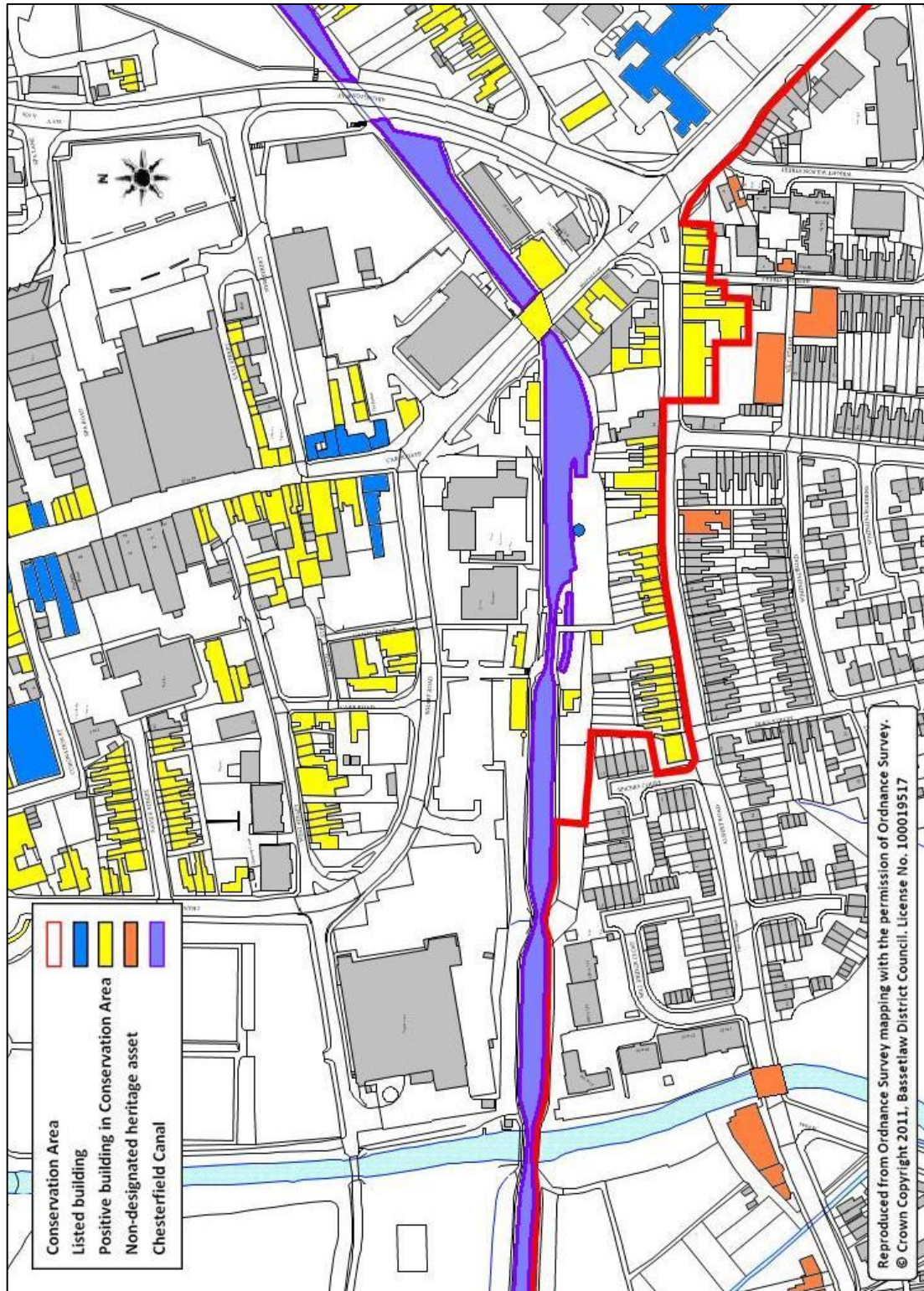
Figure 3.151: Views of former Regent Cinema on Carolgate, including the original plan from 1927 by Thomas F. Ford (centre right) and photo of frontage taken in c1927 (top), the frontage today (centre left), the foliated plaster mouldings (bottom left) and the north elevation facing the canal (bottom right). Plan source: Bassetlaw Museum, 2011; Image source: Archives of Thomas Ford & Partners, 2011.

RF10 Canal & Wharf

Architecture: buildings and materials – Summary of special interest:

- Along with its listed structure, the Canal & Wharf character area contains numerous unlisted buildings and structures that contribute positively to the special interest of the Conservation Area. These are regarded as heritage assets and are marked out on map 44.
- Buildings are generally two, three or four storeys. Buildings from the 19th and early 20th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick and stone chimneys.
- Facing materials for buildings are predominantly red brick (usually Flemish or English garden wall bond), with Magnesian Limestone, brick and terracotta detailing common. A painted stucco/render finish can also be found. Roof materials are primarily clay pantiles or natural slate, with rosemary tiles often used on late 19th/early 20th century buildings.
- Period architectural features such as brick and stone window headers/cills, door surrounds, timber windows and doors, chimney pots, brick/stone banding and timber shopfronts form an essential part of the special interest of the character area.
- Street elevations are well fenestrated and often retain their original timber windows.
- The Chesterfield Canal is one of the most significant heritage assets within the Retford Conservation Area, within Bassetlaw District and within the wider Region.

Map 44: Canal & Wharf – buildings



Disclaimer: The identification of positive buildings/heritage assets (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of sites identified may change at a later date. The most significant walls have also been identified, although further boundary features may also be significant (many of these are shown on map 45). The absence of any building/structure on the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council.

Public realm, amenity spaces, landscaping and boundary treatments

3.199 Aside from narrow verges alongside the canal, there is very little open space within this character area. The canal verges are visible throughout most of the canal's length through Retford.



Figure 3.152: Views of green verges alongside Chesterfield Canal, adjacent to the East Retford Town Lock (left) and the former MSLR warehouse building (right).

3.200 The Chesterfield Canal makes a significant contribution to the public realm as a waterway with continuous footpaths/towpaths and green verges along its entire length. The canal footpaths/towpaths provide pedestrian links across the character area, with links to Kings Park, the River Idle, Wharf Road and Carolgate to the north and Albert Road and London Road to the south. Several of these routes are also flanked by stone and brick walls which date to the late 18th century and cobbled surfaces which date to the 19th century.



3.201 **Figure 3.153:** Views of stone-flanked footpaths to south of East Retford Town Lock/wharf area (top and bottom left) and 19th century cobbled surfacing between Albert Road and the canal (bottom right).

3.202 With regard to the character area's significant trees, these are relatively few in number. However, the most significant groupings exist alongside the canal (to the south east of the supermarket site) and those adjacent to Arlington Way. Individual trees also exist across the area, particularly along the route of the canal.



Figure 3.154: Mature trees alongside Chesterfield Canal, including willows to north (left) and south (right). Also visible on the south side of the canal are the remains of stone-built wharf buildings, now forming a boundary wall.

3.203 Notwithstanding those walls mentioned previously, a number of other significant walls exist within the character area, including those alongside the former East Retford Mission Hall off Wharf Road. Significant walls also form parts of the three bridge structures in the character area (all considered to be heritage assets), namely the canal aqueduct, the canal underpass (now blocked up) and Carolgate Bridge.



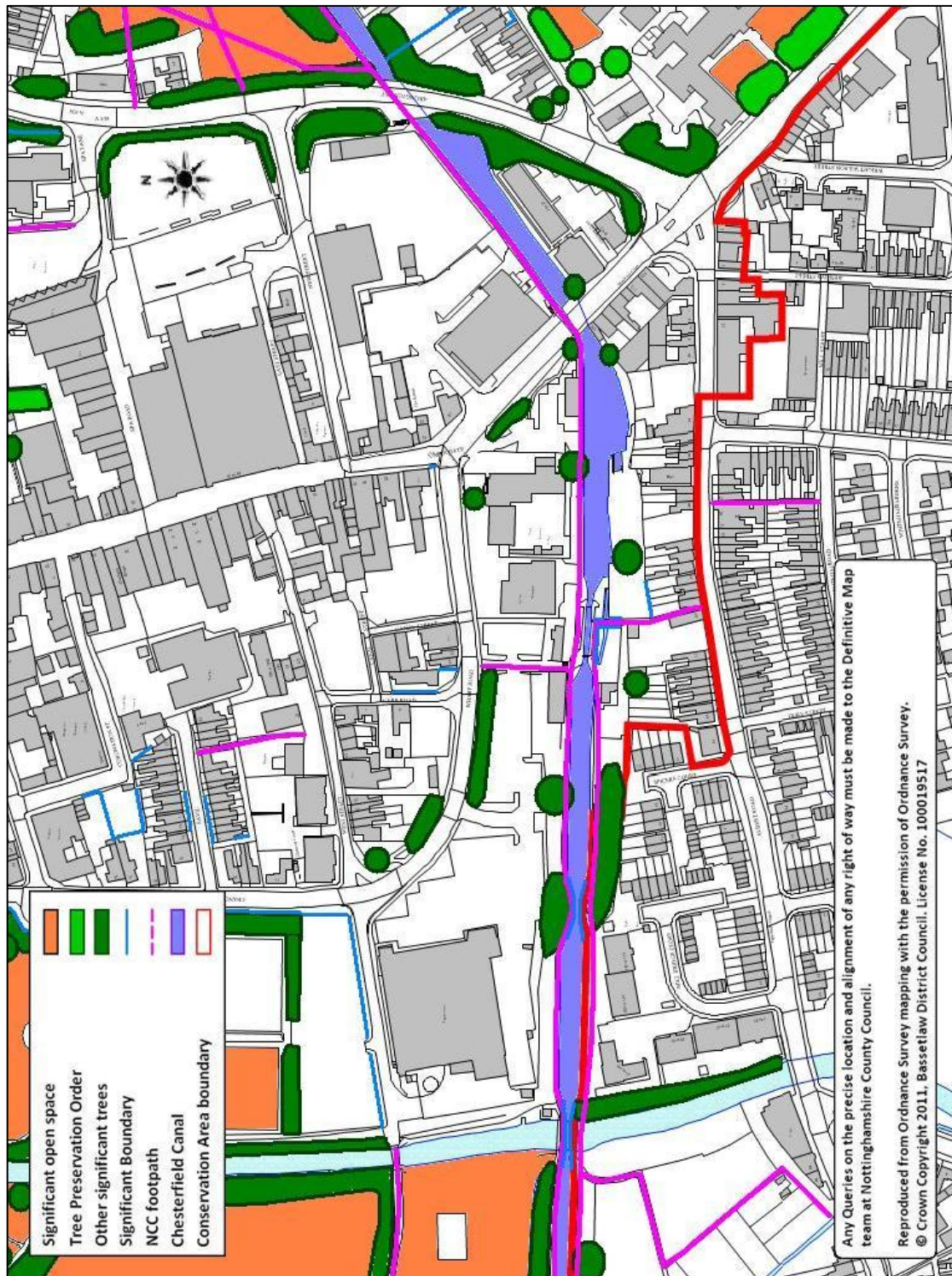
Figure 3.155: 19th century brick boundary wall to south of Chesterfield Canal (top left), late-18th century brick and limestone underpass structure (top right), early-20th century wall above late-18th century aqueduct (bottom left) and early-20th additions to Carolgate Bridge (bottom right).

RF11 Canal & Wharf

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

- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees (as indicated on map 45). Of particular note are the form and setting of the Chesterfield Canal and the associated public realm (including stone walls and footpaths) alongside its route.
- Boundary walls are generally red brick (English Garden wall bond), Magnesian Limestone, or a combination of the two. A mixture of coping styles exists, with stone or brick/clay copings the most common.
- The character area's mature trees make a significant contribution to local character, particularly alongside the Chesterfield Canal, Wharf Road and Arlington Way.

Map 45: Canal & Wharf – landscape features



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

Key views and vistas

- 3.204 One of the most memorable views within the Conservation Area is that from Carolgate Bridge, looking west towards the canal wharf and East Retford Town Lock. From this point, the whole of the historic wharf can be seen, together with the listed crane, the various warehouse buildings and a large section of the canal stretching westwards.



Figure 3.156: View of canal wharf from Carolgate Bridge, looking westwards.

- 3.205 Other significant views within the character area include that from the canal towpaths to the west, focusing primarily on the former MSLR warehouse but also of the adjacent former public house (both also prominent from Wharf Road to the north) and the former East Retford Corporation Warehouse further to the east. The canal aqueduct, which dates to the construction of the canal, is the focus of views from public footpaths to the north, with the contrast between red brick and limestone a strong feature in the otherwise green landscapes of Kings' Park and the adjacent River Idle corridor.

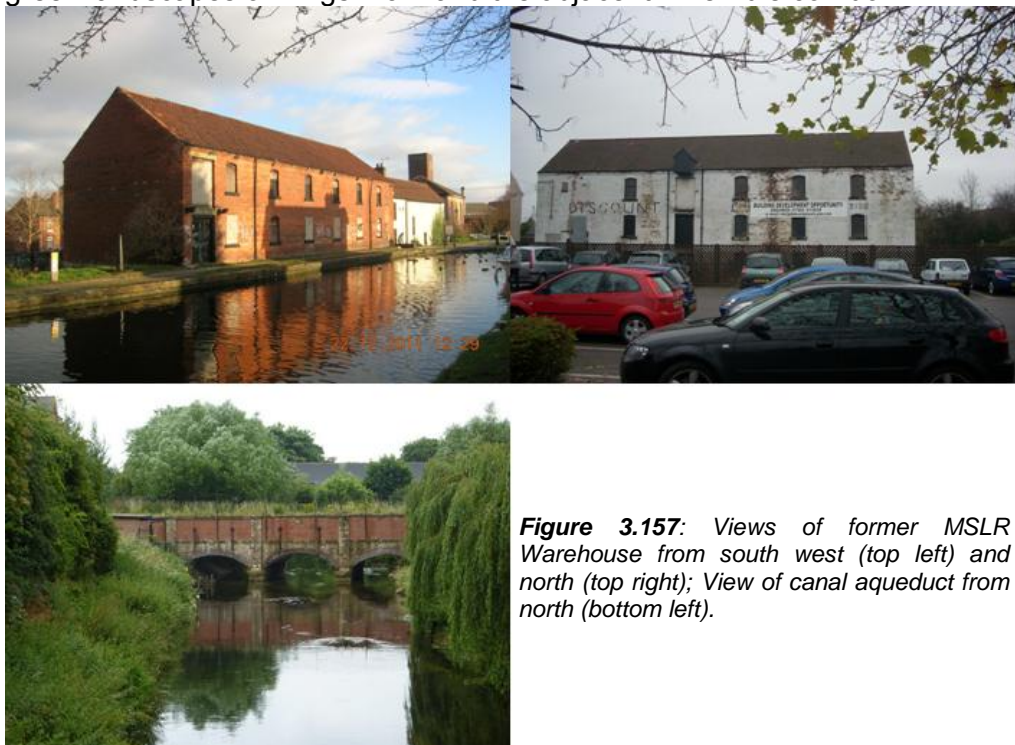


Figure 3.157: Views of former MSLR Warehouse from south west (top left) and north (top right); View of canal aqueduct from north (bottom left).

3.206 Away from the canal, Albert Road also contains a number of key views of buildings both within and outside of the character area. At the western end, the former Carr Foundry offices, the Albert Road Mission Hall and Goodbody's Mill are all focal buildings, with significant views from multiple directions (see map 46). The form of the Mission hall is especially contrasting on the otherwise regular streetscene, with its roof ridge being perpendicular (rather than parallel) to the road. Other features which stand out are the open porch and the lancet-style window openings, both on the frontage.



Figure 3.158: Views of former Carr Foundry offices from Duke Street to south (top left), of Mission Hall from Thrumpton Lane to south east (top right) and of Goodbody's Mill from Albert Road to west.

3.207 At the eastern end of the road, the former King Edward VI Grammar School on London Road is prominent, particularly its stone tower and 1920s extension. Also visible from this point is the Masonic Hall (originally the Regent Theatre), with its 1920s frontage (rendered and painted a light colour) contrasting sharply with the red brick of the surrounding built form.



Figure 3.159: Views of former King Edward VI Grammar School (left) and Masonic Hall (right), from junction of Albert Road and Carolgate.

3.208 Outside of the Conservation Area but visible from the former Carr Foundry offices, the Albert Road bridge over the River Idle is a local landmark of particular significance, constructed at the same time as the remodelling works were undertaken to Bridgegate Bridge in the late-Victorian period and to a near-identical design. Notwithstanding the structure's age and aesthetic qualities however, much of the ironwork was also supplied by the Carr

Foundry, with surviving lamp bases containing the words “Carr Foundry”, “RA Bradshaw 1892” and “Retford”.



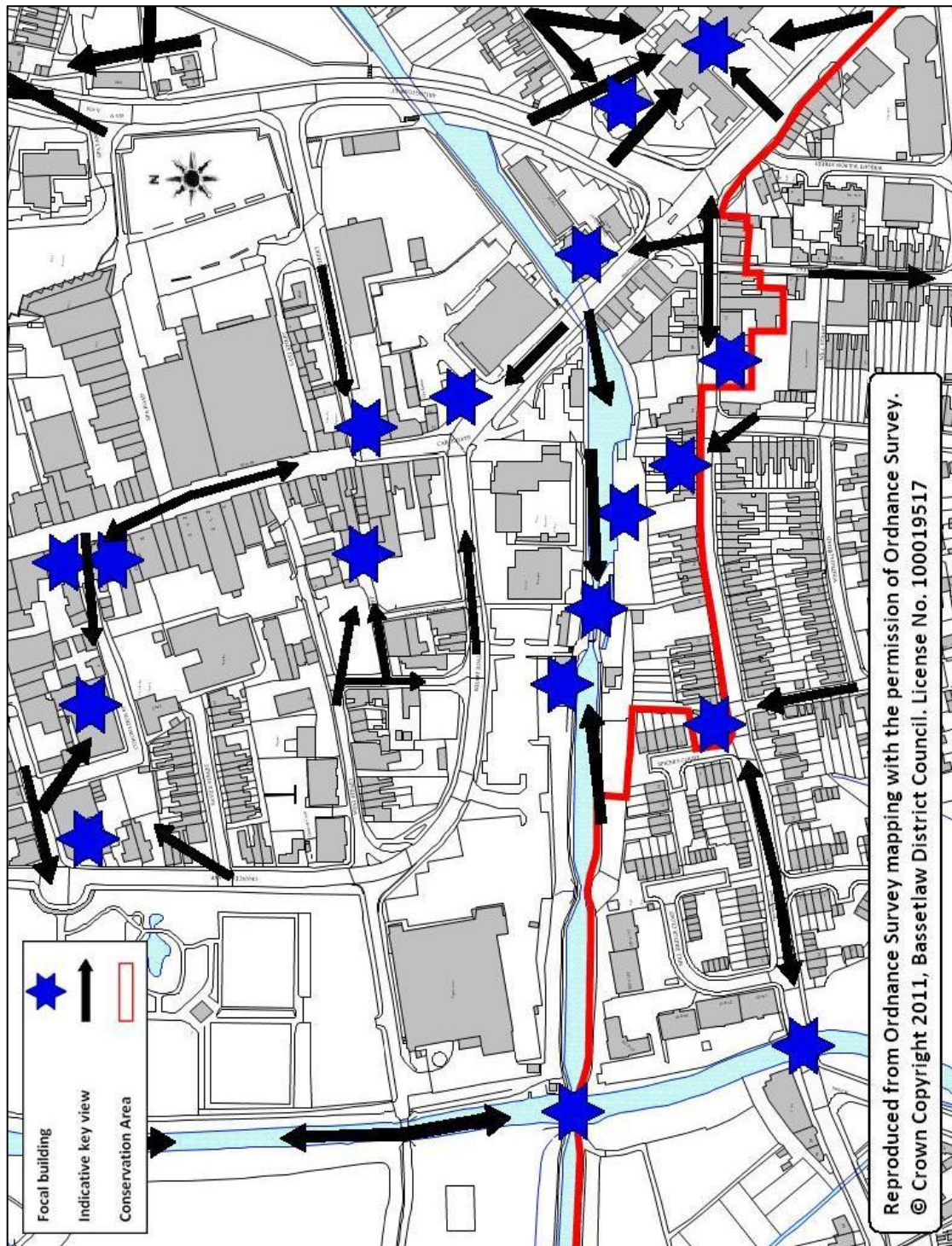
Figure 3.160: Albert Road bridge, as viewed from south east (top) and west (bottom left). Also shown is one of the four lamp bases (bottom left).

RF12 Canal & Wharf

Key views and vistas – Summary of special interest:

- There are a number of important views within, into and out of the character area. Of these, views of the wharf, the former MSLR warehouse and the canal aqueduct are amongst the most significant.

Map 46: Canal & Wharf – Key views



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

London Road Character Area

3.209 The London Road character area covers only a relatively small proportion of the wider Retford Conservation Area⁶⁴, although has a substantial number of listed buildings and other significant buildings and structures. The area is characterised by the main thoroughfare of London Road, its current form the result of the diversion of the Great North Road through the town in the 1760s.



Figure 3.161: Large buildings on London Road, with Sunnybank (right), Holly Mount (centre) and St Albans Church (left).

3.210 The area's significant buildings all appear to post-date the construction of the road, with a number of late-18th/early-19th century villas set within large grounds alongside London Road. Also set within this otherwise residential area are St Albans Church (dating to the early-20th century although of a similar scale to the large villas) and the former King Edward VI Grammar School, the largest building in the character area although consisting of a number of different phases. Contrasting with these larger sites is the late-19th and early-20th century housing development off Holly Road, referred to on building plans at the time as the Holly Mount Estate.



Figure 3.162: Large building (The Hollies) fronting London Road (left), contrasting with more modest housing on Holly Road (right).

⁶⁴ To the south of the railway line is the Retford South Conservation Area, which was originally designated in December 2006 and extended in April 2009. Please see the 'Retford South Conservation Area Appraisal' (adopted April 2009) on the Council's website (http://www.bassetlaw.gov.uk/planning_and_building/conservation_heritage/conservation_area_appraisals.aspx) for further information.

Layout and plan form

3.211 Historic map evidence suggests that prior to the diversion of the Great North Road in the 1760s, London Road did not exist and the main routes out of Retford heading southwards were along Thrumpton Lane (which turned eastwards at Thrumpton and then led to Grove) and Ollerton Road (which headed southwards towards Ordsall, Eaton, Gamston and Jockey House, the latter being a toll gate on the original Great North Road to the south west of the town). Field patterns shown on early maps support this theory, as boundaries continue either side of London Road and are on a different alignment (west to east rather than north west to south east). Maps 47 and 48 (below) show the relationship between the road and the earlier land divisions.



Map 47: Extract from Ordsall Enclosure Map, 1813, showing London Road over earlier field system. Map source: Retford Library, 2011.



Map 48: Extract from Ordsall & Eaton Tithe Map, 1839, showing London Road together with earlier field system (please note: the railway line was added to the map at a later date). Map source: Retford Library, 2011.

3.212 The current layout of the character area's streets, footpaths and buildings reflects earlier land divisions, with the larger buildings respecting the 1760s London Road and smaller-scale residential buildings to the east set within the pre-1760s field boundaries. The pre-1760s land divisions have also survived to the west of London Road in the Beehive Street/Thrumpton Lane area (compare maps 47 and 48).

3.213 Immediately adjacent to London Road, plots are primarily rectangular (other than the site of the former King Edward VI Grammar School which is also

defined by the form of Dominie Cross Road) and orientated perpendicular to London Road. These plots are significantly larger than elsewhere in the character area, as are the buildings within them. With the exception of Ordsall House, all these larger buildings are orientated parallel to the road.



Map 49: Extract from 1912-1919 County Series 25" Map, showing large plots on London Road (centre) and smaller plots on Holly Road (top).

3.214 Away from London Road, late-19th/early-20th century housing developments contain smaller rectangular plots with the majority of buildings sited close to the highway. Most buildings are designed to face the road, with roof ridges also running parallel to it. Much of this late-19th/early-20th century housing was constructed within the confines of earlier field boundaries, with Holly Road the best example of this (compare maps 48 and 49).

RF13 London Road

Layout and plan form – Summary of special interest:

- Along London Road:
 - The layout is characterised by the 1760s thoroughfare of London Road, with significantly large plots orientated perpendicular to the road. Most of these plots are rectangular, with the exception of the former king Edward VI Grammar School site which is also defined by the route of Dominie Cross Road. All plots also contain large buildings sited a significant distance from the highway orientated parallel to it (other than Ordsall House, which respects the pre-1760 east-to-west field patterns).
- Along Dominie Cross Road, Holly Road, Pennington Walk and Osberton Road:
 - The layout is characterised by late-19th century medium and small scale residential streets set within a pre-1760s field pattern. Individual plots are significantly smaller than on London Road although are the majority are also rectangular in shape. Buildings are primarily sited close to the highway with shorter front and longer rear gardens.

Architecture: buildings and materials

3.215 The London Road character area contains 5 listed buildings (together with those buildings and structures listed by association), all along the main thoroughfare of London Road. These are considered to contribute positively to the special character and appearance of the Conservation Area. In addition to these, many other buildings and structures can be regarded as heritage assets, particularly off Holly Road, Pennington Walk and Dominie Cross Road. These are shown on map 50 and discussed in Appendix B. Buildings not highlighted are considered to be neutral in their character, appearance or significance.

3.216 The oldest building within the character area is the grade II listed Ordsall House, which dates to the mid-late 18th century. The building was erected for borough Alderman Joseph Ginever, although was in the ownership of the MSLR Company by 1849, with their railway line passing through the southern part of the Ordsall House estate. This led to a change in the name of the building in the Victorian period to Wharncliffe House⁶⁵, although reverted back to Ordsall House in the 20th century. The building was used as the Girls' High School from 1893 to 1913.



Figure 3.163: Views of Ordsall House, London Road, including frontage/north elevation (top), side/east elevation (bottom left) and rear/south elevation (bottom right).

3.217 Unusually for a building of this period, Ordsall House is sited on a different alignment to London Road, instead respecting the direction of the older field boundaries (which are on a west to east alignment). This probably indicates that it pre-dates London Road (a lodge on Thrumpton Lane once marked an entrance to the Ordsall House site, although that building was demolished in the 1990s). The building is constructed of brick (although rendered and painted), has a natural slate roof and is of two stories with '6 over 6' and '6

⁶⁵ Named after the Third Baron of Wharncliffe/Earl of Wharncliffe, who was the chairman of the MSLR Company (later the Great Central Railway Company) during the Victorian period.

over 9' sliding sash windows surviving throughout. The frontage also contains a squared bay window, probably being added in the Victorian period. The rear of the building has a more symmetrical appearance than the front, has several tax relief window openings and has arched openings at basement level (see below).



Figure 3.164: Rear of Ordsall House, from c1900 (left) and present day (right). Image source: Retford Library, 2011.

3.218 On the opposite side of London Road, two similar-sized early/mid-19th century villas sit on elevated ground, both with impressive facades facing the road. Like Ordsall House, Holly Mount (which dates to c1852) is also brick-built with stucco finish, has a natural slate roof and has two storeys. Of note are the rusticated quoins, squared bays, paired brackets across the eaves and squared porch with columns on the north side. Stone banding separates the ground and first floor levels around the entire building.



Figure 3.165: Views of Holly Mount, including from London Road (top).

3.219 Immediately to the south east of Holly Mount is Sunny Bank, an 1840s villa (although until recently was used as a Working Mens' Club) of brick construction, although painted white in the later 20th century. The frontage has a symmetrical form, with ground floor bay windows either side of a blocked doorway, this being the original main entrance. On the first floor, only

one of the original '6 over 6' sashes remains, although elsewhere survival of original joinery is more evident, particularly on the north side. The 1937 photograph below shows the frontage as it originally appeared, complete with balustrading above the bays and French windows (popular from the 1830s) in the centre. Tax relief openings exist on the north side, which again help to date the construction of the building (the Window Tax was abolished in 1851).



Figure 3.166: Views of Sunny Bank, including front in 1937 (centre left) and present day (top and centre right); side/north elevation with tax relief openings (bottom left); view from modern housing development to north east (bottom right). Image source: Bassetlaw Museum, 2011.

- 3.220 Further details of interest include the splayed window headers with keystones, the moulded window surround on the frontage (first floor, central opening) and the pairs of brackets around the eaves (identical to those on Holly Mount).
- 3.221 Two other brick-built mid-19th century residential buildings exist on this part of London Road. On the opposite side of St Alban's Church is The Hollies (19-23 London Road). This building appears to date to the 1850s-60s (no tax relief openings exist) although has a similar scale to those nearby. Originally however, this building comprised three residences, the separate entrances and chimneys still existing.
- 3.222 The façade of The Hollies is wholly symmetrical, with two storeys containing seven bays. The three central bays project from the rest of the building, set underneath a triangular pediment. Both side portions contain windows on the

outside at ground and first floor level, with a door opening on the inside and brickwork above. '6 over 6' sliding sash windows survive across the frontage.



Figure 3.167: Frontage of The Hollies, showing eaves detailing and windows (top and centre left), central doorway (bottom right) and side doorway with foliated mouldings (bottom left).

3.223 As with Sunny Bank, the majority of the external decoration is reserved for the front façade. Moulded window surrounds exist throughout, with door surrounds also found on the outer doorways. These surrounds also contain foliated detailing. The central doorway has a squared porch with stone plinth. All three doors have rectangular fanlights above. Similar to Sunny Bank and Holly Mount, this building also contains pairs of brackets at eaves level.

3.224 At the edge of this cluster of large buildings is the grade II listed former King Edward VI Grammar School, one of the most significant and identifiable buildings within the entire Conservation Area. The original part of the school was designed by Decimus Burton⁶⁶ and was completed in 1855 (replacing an earlier grammar school building that had existed for centuries on Chapelgate). The building is designed in a mixture of Tudor and Gothic-revival styles,

⁶⁶ The famous 19th century architect, responsible for buildings such as the Wellington Arch in Hyde Park, London.

primarily of red brick (including buttresses) with a welsh slate roof and ashlar dressings (including squared, arched and traceried mullion windows, coped gables, kneelers, finials, window bays and banding at first floor level).



Figure 3.168: 1855 portion of former King Edward VI Grammar School (frontage), from c1920 (top) and present day (centre and bottom). Image source: Bassetlaw Museum, 2012.

3.225 The most prominent part of the structure is the tower above the main entrance, consisting of four levels. The first two levels are of brick with stone dressings (to match the rest of the building). The moulded doorway contains the date "1855", above which is the royal coat of arms. Inside the doorway is a moulded ceiling featuring the coat of arms of the Borough of East Retford

(two Falcons combatant). The upper two levels comprise the spire, the lower part of which is stone built featuring crocketed finials, openings with tracery, gargoyles and a feature clock face. The upper part of the spire is finished with welsh slates in a fish-scale pattern, with a finial and weathervane above.



Figure 3.169: Tower at former King Edward VI Grammar School, including feature clock and parapet with crocketed finials (centre right), royal coat of arms and 1855 date (bottom right) and decorated ceiling with coat of arms of the Borough of East Retford (top right).

3.226 Also on the site are significant buildings constructed in 1890, in 1926 (to the west) and in 1937 (to the east). The 1926 building adjoins London Road and is also of red brick with ashlar dressings, although has more of a Neo-Georgian style (popular with civic/institution buildings in the inter-war period) than the original building. Again ashlar detailing such as mullion windows, banding and coped gables are used, in conjunction with rusticated quoins throughout and a brick and stone-coped parapet. Several of the cast iron hoppers contain the date of construction, “1925” and “1926”.



Figure 3.170: Views of 1926 extension, showing south west elevation from London Road (left) and south east elevation from front lawn (right).

3.227 The 1937 extension to the rear has similarities in its design, form and detailing with both the original 1855 building and the 1926 building, being constructed of red brick with ashlar mullion windows, stone-coping to its gables, brick and ashlar buttresses and a natural slate roof. This building also features decorative door surrounds with squared ashlar moulding and a feature ventilator at the apex, which contrasts well with the tower on the original building (see below).



Figure 3.171: 1937 extension (right) to school, showing relationship with original building and its tower (centre).

3.228 Close to the north eastern entrance of the school site (off Dominie Cross Road) is the former Grammar School's fives court⁶⁷. This three-sided, brick-built structure was erected in 1924 as a lasting memorial to a local soldier, Captain William Eyre, killed in the First World War (a memorial plaque is contained within the north western wall). The structure is stone-coped and internally is rendered, with bands of blue and grey colour on all three sides. The survival of these structures is especially rare nationally, with several similar to this being listed in their own right.



Figure 3.172: The Retford Grammar School 'fives court'.

⁶⁷ Fives is a derivation of an ancient game likened to hand-tennis, historically played between the buttresses of ecclesiastical buildings. The Retford structure appears to be one of the standardised 'Rugby Fives' courts, which were the result of the establishment of the Rugby Fives Association at Rugby School (Warwickshire) in the 1920s.

3.229 Equally as prominent as the former grammar school is St Alban's Church, a grade II listed building on which construction began in 1902 to cater for the growing population of South Retford (within the Parish of Ordsall at the time construction began). Sadly the building suffered extensive fire damage in 2008, which resulted in the loss of the roof, most of the glazing and a substantial amount of the internal decoration. However, the building is still one of the most prominent within the Conservation Area and its design, siting and historical association are still very significant.

3.230 The original designs (based on St Ambrose Church in Bournemouth) were drawn by Charles Hodgson Fowler, a prolific ecclesiastical architect throughout the Victorian and Edwardian period, especially within Nottinghamshire, Yorkshire, Lincolnshire and County Durham. However, due to inadequate funding, the church took almost thirty years to complete. The initial stage of construction saw the chancel, organ chamber, lady chapel and part of the nave completed in 1903. By 1913, more sections of the nave had been added, although it was not until 1931 that the western end had finally been completed. However, this later part of the building did not follow Fowler's original design (see below for comparison). Pevsner describes the building as "*Ashlar, Perp (perpendicular), with a large west window. Nave and aisles, but instead of a tower, a little spire on the north transept.*"

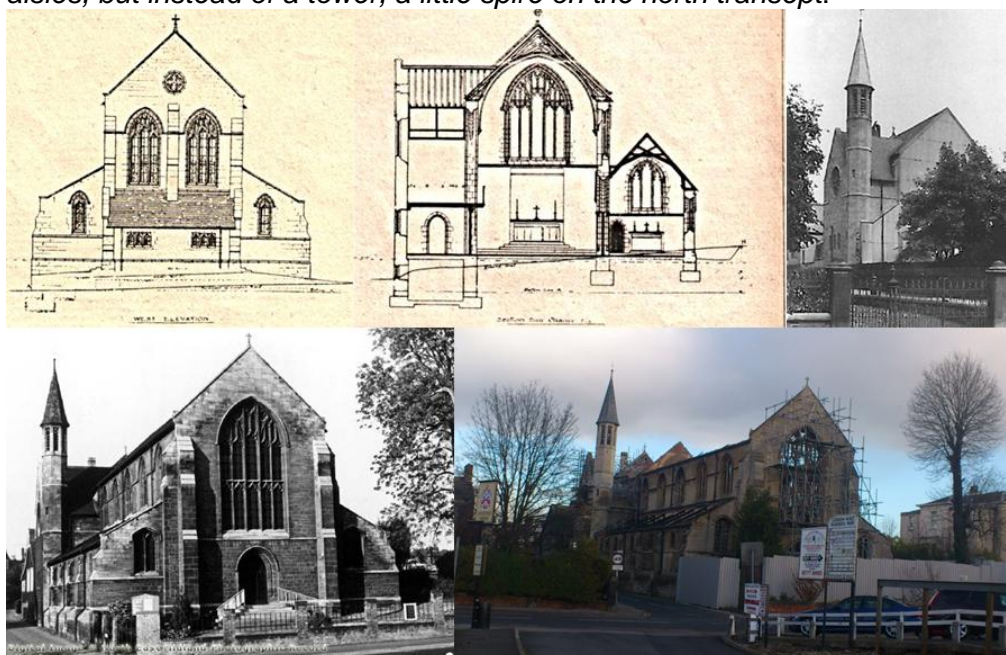


Figure 3.173: Views of St Alban's Church, including original plan by Charles Hodgson Fowler (top left), building prior to the extension of the nave, c1912 (top right), completed building shown in 1960s (bottom left) and present day (bottom right). Plan source: www.ordsallparish.plus.com, 2012; Image sources: www.picturethepast.org.uk and Tuffrey, 2003⁶⁸.

3.231 The building is designed in the perpendicular style and the majority is faced in coursed Weldon Stone (from Northamptonshire), although brick is also used around the chancel at ground floor level. Other materials such as Bath Stone (interior) and York Stone (paving) are also used. Notwithstanding the fire damage, surviving features of significance include the numerous pointed and arched window openings with tracery, the circular window opening on the north transept, the buttresses on the western end (facing London Road), the

⁶⁸ From *Images of England: Retford and the Bassetlaw Area* (Tuffrey, P. 2003).

stone crosses at each gable, the symmetry of the north and south aisles and the stone banding around both the ground and first floor levels.



Figure 3.174: Views of St Alban's Church, from London Road (top), from inside (centre) and of circular window opening with tracery on north side (bottom).

3.232 One of the most significant aspects of the building is the spire at the northern end, which is very distinctive and unique within the district and wider area. The spire appears to have been part of the initial phase of the church, although it is not clear whether it formed part of the Fowler plan (it does not appear on his initial drawings).

3.233 The spire, octagonal in plan form, sits on the bottom part of the roof slope of the north transept, rising in four stages, each separated by projecting stone bands. Whilst the lower two sections are largely undecorated, the third section has large louvred openings with tracery on all sides. Above this, the roof section projects slightly and is covered in natural slates, finished with a stone finial.



Figure 3.175: Spire at St Alban's Church.

3.234 Away from the larger buildings on London Road, more modest development occurred in this area during the late 19th and early 20th century period, primarily along the pre-existing route of Dominie Cross Road and along the newly-constructed Holly Road (the name 'Holly' was used as the site was part of the Holly Mount estate at that time). The majority of significant buildings in this area are semi-detached, although short terraces also exist along Dominie Cross Road.



Figure 3.176: View into Holly Road, showing contrast between larger buildings fronting London Road (left and right) and smaller late-Victorian housing on Holly Road (centre).

3.235 One of the earliest of these buildings is Grove Villa, a mid-Victorian (probably c1870-80) house formerly with a large private garden (later taken up by the Sir Frederick Milner School/Retford Oaks, now demolished). The building is particularly prominent, being sited directly in line with Dominie Cross Road. Significant features include the Flemish brick bond, tall and decorative chimneys, timber-framed sash windows, squared bays and ornate timber bargeboards.



Figure 3.177: Frontage of Grove Villa, as viewed from junction of Pennington Walk and Dominie Cross Road.

3.236 To the south, Holly Road contains some of the finest examples of Victorian suburban architecture within the entire Conservation Area. The majority of significant buildings here can be attributed to local architect R. Bertram Ogle

(who also designed Tower House, Bridgegate), and date to the 1880s and 1890s. Late 1890s/early 1900s buildings were designed by Eyre and Southall. Significant features survive throughout, such as bay windows with decorative ironwork, brick/terracotta/stone detailing, tiled porches, timber bargeboards and finials, tall and ornate chimney stacks, timber joinery and coloured glazing.



Figure 3.178: Various late-19th/early-20th century houses on Holly Road.

3.237 Probably the most impressive of the buildings on Holly Road is Holly Villa, originally a private residence but now used as nursery. The building dates to

1893 (as stated on terracotta tiles on the frontage) and was designed by R. Bertram Ogle. The most significant feature is the central tower, complete with its leaded pinnacle and ornate finial. Elsewhere, the building retains its original metal rainwater goods (unusually, these are squared rather than rounded), brick window arches with stone keystones and capitals, timber-framed sash windows, ground floor window bays (with stone, red and light-coloured brick and terracotta tile detailing) and the timber front door.



Figure 3.179: Views of Holly Villa, including leaded pinnacle and terracotta date tiles (top right), window arch detailing (bottom left) and original front door (bottom right).

- 3.238 Dominie Cross Road contains a similar number of residences, although the majority are less decorative than on Holly Road. The largest building on Dominie Cross Road is numbers 10-20, a three-storey row of former townhouses, constructed of red brick with a pantile roof. The building dates to the mid-19th century, although has a much simpler design than those buildings nearby on London Road. Unfortunately, all of the original joinery has been replaced in the 20th century and the rear has been significantly altered. However, the form, scale and design of the remainder of the building remain significant. Modern development on the opposite side of Arlington Way replicates elements of 10-20 Dominie Cross Road, complementing well its design and appearance when viewed from Dominie Cross Road.



Figure 3.180: Views of 10-20 Dominie Cross Road from north east/east (top) from west (bottom left) and comparison with modern development on Arlington Way (bottom right). Image source: Google Maps, 2012.

3.239 Other significant buildings on Dominie Cross Road include numbers 45-49 and number 51. Both buildings are somewhat larger than those adjacent, although original features (such as windows, doorways, brick/stone detailing, tiled porches, etc) are retained throughout, particularly at number 45 and 51 (see below).



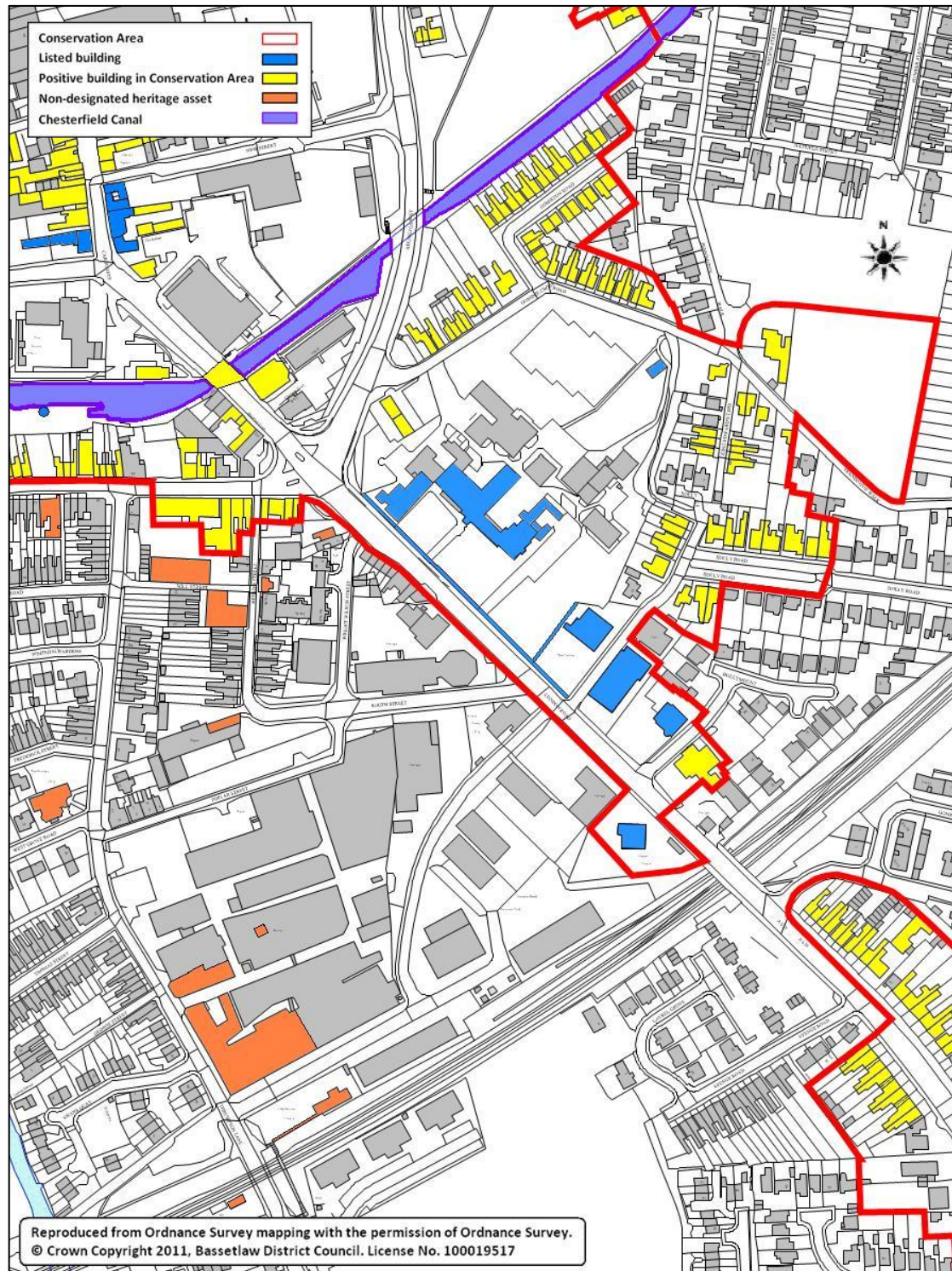
Figure 3.181: Numbers 45-49 (bottom) and 51 (top right) Dominie Cross Road.

RF14 London Road

Architecture: buildings and materials – Summary of special interest:

- Along with its listed buildings and structures, the London Road character area contains numerous unlisted buildings and structures that contribute positively to the special interest of the Conservation Area. These are regarded as heritage assets and are marked out on map 50.
- Buildings are generally two or three storeys. Buildings from the 18th, 19th and early 20th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick and stone chimneys.
- Facing materials for buildings are predominantly red brick (usually Flemish or English garden wall bond), with Magnesian Limestone, brick and terracotta detailing common. A painted stucco/render finish can also be found. Roof materials are primarily natural slate.
- Period architectural features such as brick and stone window headers/cills, door surrounds, timber windows and doors, chimney pots, brick/stone banding and timber shopfronts form an essential part of the special interest of the character area.
- Street elevations are well fenestrated and often retain their original timber windows.
- The former King Edward VI Grammar School is one of the most significant heritage assets within the Conservation Area.
- St Alban's Church is a grade II listed building of particular historic and architectural significance, although has been derelict since suffering extensive fire damage in 2008.

Map 50: London Road – buildings



Disclaimer: The identification of positive buildings/heritage assets (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of sites identified may change at a later date. The most significant walls have also been identified, although further boundary features may also be significant (many of these are shown on map 53). The absence of any building/structure on the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council.

Public realm, amenity spaces, landscaping and boundary treatments

3.240 Two sites in particular dominate the public realm and landscape character of the London Road character area. Both the former King Edward VI Grammar School (off London Road/Dominie Cross Road) and the former Retford Oaks site (off Pennington Walk) contain large areas of open space, numerous mature trees (including many TPOs) and significant boundary treatments, all of which contribute to the special interest of the Conservation Area and to the setting of individual heritage assets within.



Figure 3.182: Open space, trees and railings at former Retford Oaks site, Pennington Walk.



Figure 3.183: Open space and trees at former King Edward VI Grammar School site. Image source: Google Maps, 2012

3.241 The grammar school site contains two main areas of open space, one of which lies between the original 1855 building and London Road. Within this open space and alongside the London Road boundary, groups of mature trees (including a large number of limes, with horse chestnut and sycamores also present) and a red brick wall with stone copings and iron railings (contemporary with the 1855 building and grade II listed in its own right) contribute significantly to the setting of the school and to the character of this part of the Conservation Area.



Figure 3.184: Views of former King Edward VI Grammar School site, showing mature trees and open space off Pennington Walk (left), open space on frontage (bottom right) and brick/stone wall and railings adjacent to London Road (top right).

3.242 On the opposite side of the school, a larger area of open space (the former playing field) is also bounded by mature trees around the edge of Dominie

Cross Road. The most numerous are sycamore and lime trees, although several horse chestnut also exist.

3.243 As with the grammar school site, the former Retford Oaks site off Pennington Walk contains a large area of open space and numerous TPO trees. Originally this site was the private gardens to Grove Villa, although became associated with the school after its construction in the 1930s (originally called the Sir Frederick Milner School).



Map 51: Extract from 1897-1899 County Series 25" Map, showing Grove Villa. Map source: Nomad Plus, 2012.



Map 52: Extract from c1946 County Series 6" Map, showing Grove Villa with school adjacent. Map source: Nomad Plus, 2012.



Figure 3.185: The Sir Frederick Milner School, from 1933 (top left); Open space, trees and railings off Pennington Walk (top right and bottom left); large trees at former entrance to school adjacent to Grove Villa (bottom right). Image source: Google Maps, 2012.

3.244 Away from the school sites, the character area's larger houses all have significant trees within their garden areas. The most notable are perhaps those around Ordsall House, particularly on the road frontage and backing onto the railway line. Ordsall House also has a large section of wall (only half its original height) on the frontage, which dates to the early 19th century.



Figure 3.186: Mature trees and wall (left) at Ordsall House, London Road.

3.245 Holly Road also contains a number of significant landscape features. Of special note are the row of trees which exist down the centre of the street, set within a narrow strip of open space that also contains large hedges.



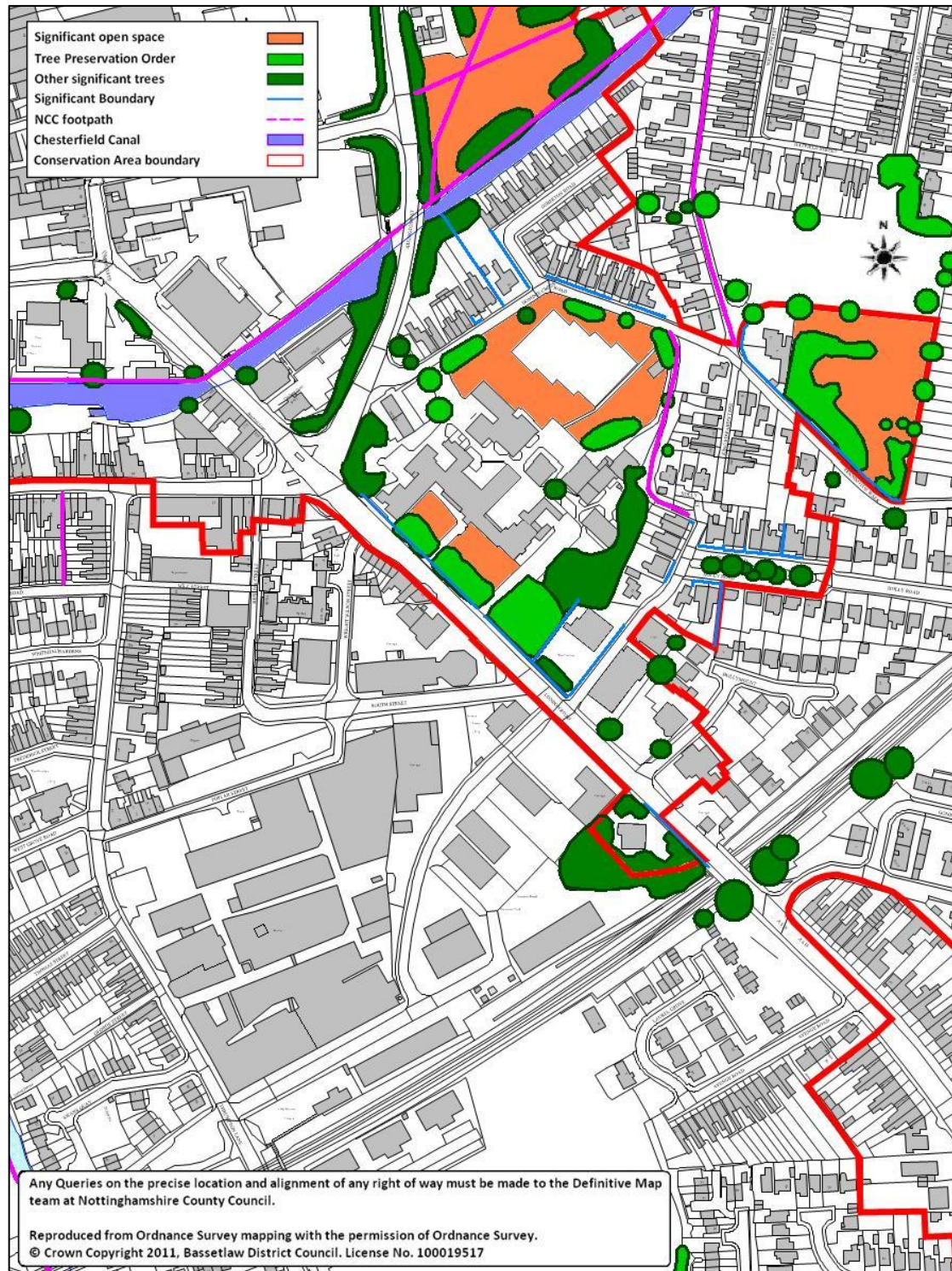
Figure 3.187: Mature trees on Holly Road, as viewed from south west (left) and east (right).
Image source: Google Maps, 2012.

RF15 London Road

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

- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees (as indicated on map 53). Of particular note are the trees, open spaces and boundary treatments around the former King Edward VI Grammar School and Retford Oaks School sites.
- Boundary walls are generally constructed of red brick (usually English garden wall bond). A mixture of coping styles exists, with stone or brick/clay copings the most common. Iron railings are also prevalent, although often, only small parts of these remain (most were requisitioned during the Second World War).
- The character area's mature trees make a significant contribution to the special interest of the Conservation Area and to the setting of its heritage assets.

Map 53: London Road – landscape features



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

Key views and vistas

- 3.246 The majority of key views within the character area are focused on the most significant buildings along London Road. Due to their scale and design, of particular prominence are the Grammar School (with its stone and slate tower) and St Alban's Church (with its narrow spire).



Figure 3.188: Tower at former King Edward VI Grammar School (left) and spire at St Alban's Church (right), as viewed from access into industrial estate, off London Road.

- 3.247 The tower at the former King Edward VI Grammar School is visible from sites across the south and east of the town. The most important views of this structure are from Carolgate to the north west), from Albert Road (to the west) and from London Road to the south west and south). The tower is also very visible from Dominie Cross Road to the north and north east. Where not hidden by trees, the rest of the building (including the 1926 and 1937 extensions) is also very prominent.



Figure 3.189: Tower at former King Edward VI Grammar School, as viewed from London Road (top) and from separate points on Dominie Cross Road (bottom left and right).

3.248 The spire at St Alban's Church has a very positive impact on the historic character of this part of the Conservation Area. Like the grammar school tower, the spire at St Alban's is of a similar height and has a distinctive design. Again key views are had from several points on London Road, with additional views from Holly Road, South Street and Holly Mount. Both structures are also visible from London Road at the junction with the industrial estate. Other than the spire, the rest of the church is visible from London Road and Holly Road.



Figure 3.190: St Alban's Church, as viewed from London Road to south (top), from South Street to west (centre left), from Holly Mount to south east (centre right) and from Holly Mount to south east (bottom). Image source: Google Maps, 2012.

3.249 The large residences on London Road are all focal buildings given their scale and design. Holly Mount and Sunny Bank are probably the most notable of these, being set on elevated ground 2-3 metres above the ground level of London Road. Ordsall House and The Hollies are also notable, especially from points along London Road.



Figure 3.191: Views of Holly Mount and Sunny Bank from London Road (left) and of Ordsall House from Holly Mount (right). Image source: Google Maps, 2012.

3.250 Of the smaller buildings, Holly Villa on Holly Road is the most eye catching, especially its leaded tower pinnacle, which is visible from both the western and eastern ends of Holly Road.



Figure 3.192: View of Holly Villa from Holly Road to east.

3.251 Although outside of the Conservation Area by a considerable distance, the tower at the former Northern Rubber Company factory to the west (off Thrumpton Lane) is one of the more prominent buildings in the area. The tower is visible from a section of London Road adjacent to St Alban's Church.

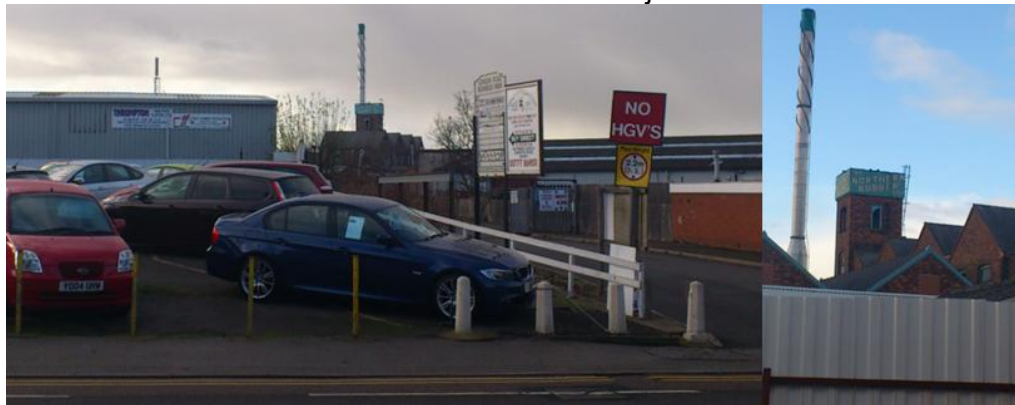


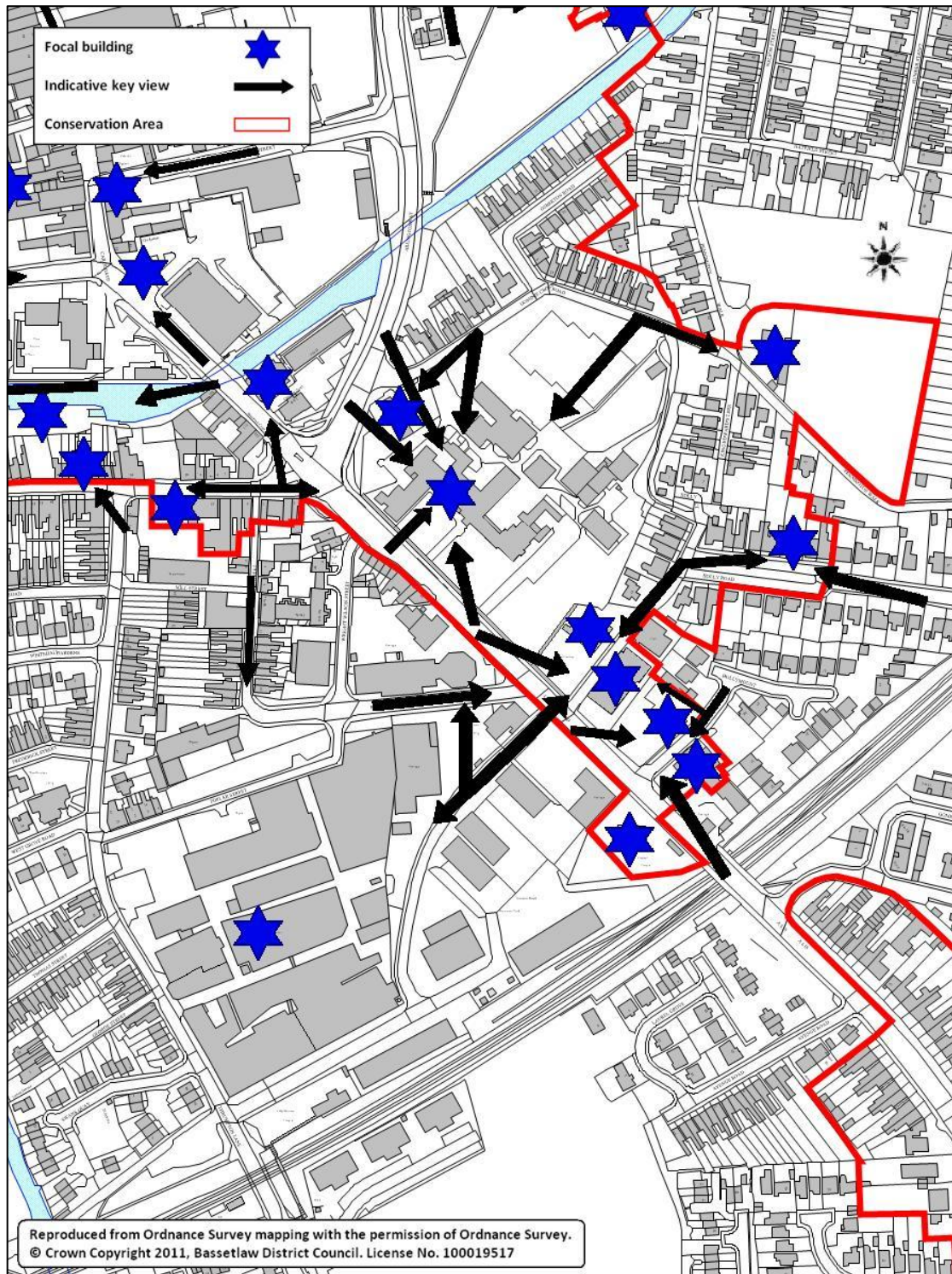
Figure 3.193: Northern Rubber Company tower off Thrumpton Lane, as viewed from London Road.

RF16 London Road

Key views and vistas – Summary of special interest:

- There are a number of important views within, into and out of the character area. Views of the towers/spires at St Alban's Church, the former King Edward VI Grammar School and the former Northern Rubber Works are especially significant.

Map 54: London Road – Key views



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

4. MANAGEMENT PLAN

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

Application of policy

- 4.3 Recent changes in national planning policy regarding the historic environment, in the form of Section 12 of the National Planning Policy Framework (NPPF, March 2012), place renewed emphasis on the conservation and enjoyment of heritage assets, which are referred to as an “*irreplaceable resource*”⁶⁹. In the ministerial foreword to the NPPF, a declaration is made regarding the historic environment:

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

- 4.4 At a local level, the *Bassetlaw Core Strategy and Development Management Policies Development Plan Document*⁷⁰ was adopted in December 2011. Strategic Objective **SO9** sets out the Council’s over-arching approach to the protection and enhancement of the District’s heritage assets. This is delivered by Development Management Policy **DM8** (The Historic Environment). At the strategic level, Core Strategy Policy **CS3** is specific to Retford and aims to guide development and regeneration in the Town. These policies are discussed further in Appendix A.
- 4.5 The final version of the Conservation Area Appraisal is an approved Council document and is, therefore, a material consideration in any planning decision. It is anticipated that the Conservation Area Appraisal will help inform and strengthen decisions made in line with this policy framework, which will be one

⁶⁹ From Paragraph 126 of *National Planning Policy Framework* (DCLG, 2012).

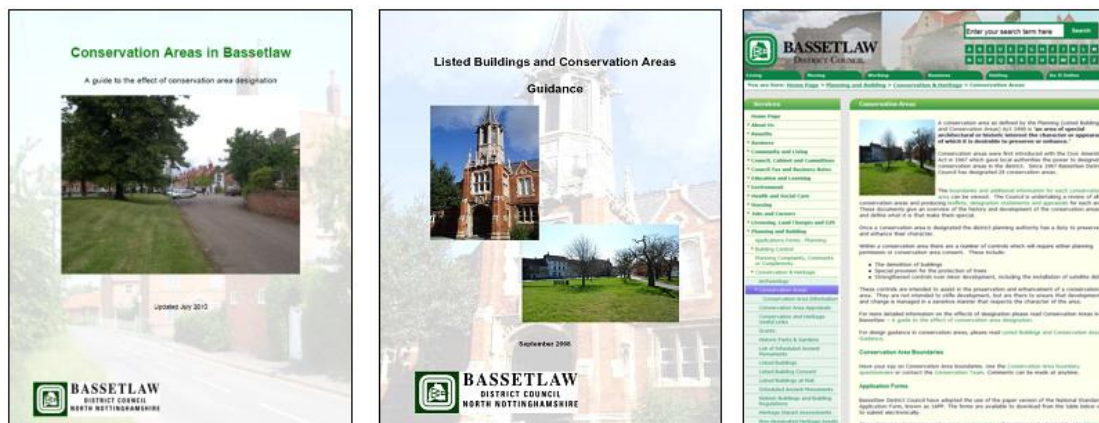
⁷⁰ Hereafter referred to as the Bassetlaw Core Strategy.

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

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

Policy and design guidance

- 4.8 The Council has produced several relevant guidance documents on development in Conservation Areas, including *Conservation Areas in Bassetlaw: a guide to the effect of conservation area designation (updated July 2010)* and *Listed Building and Conservation Areas Guidance*. Further advice is contained on the Council's website: www.bassetlaw.gov.uk.



- 4.9 These guidance sources are relevant to anyone thinking of undertaking development within Conservation Areas. It is hoped that this advice will help stakeholders of the historic environment make informed decisions and therefore, contribute positively to the management of Conservation Areas. In addition to policy guidance, local generic guidance will be produced from time to time with specific advice on topics relevant to Conservation Areas e.g. window replacement.
- 4.10 If you would like a copy of these guidance documents, they can be accessed via the Council website or from the Conservation Team (please use the contact details at the rear of this document).

Development briefs

- 4.11 The Management Plan can be used to identify any sites that would benefit from a development brief. A development brief is an outline of what might be expected or acceptable in principle on an identified development site prior to a formal development proposal. For example, this might be a gap site, or a site under threat of demolition and re-development, or perhaps areas that have a neutral impact on the Conservation Area where redevelopment might readily be accommodated. The definition and characterisation of the Conservation Area Appraisal can be expanded to form a detailed design brief in order to help promote an appropriate form of development on such a site.
- 4.12 At the time of writing this appraisal, there are no such sites formally identified by the Council within the Retford Conservation Area boundary. However, as part of the site allocations process of the emerging Local Development Framework, it is likely that development briefs (or larger scale Area Action Plans) will be published for sites within the Retford Conservation Area at that stage.
- 4.13 Where development is proposed on garden sites/infill plots and the Council considers the principle of development 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

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

Monitoring change

- 4.16 Monitoring change, both positive and negative, is important for the long-term management of a Conservation Area. For example, it can help highlight

problems that can be tackled through an Article 4 Direction (see above) or show how effective policies have been. Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.

- 4.17 A Conservation Area is thoroughly assessed when first designated or modified. Local Planning Authorities should seek to review Conservation Areas from time to time and update appraisals. The Council will develop a schedule of Conservation Area reviews in due course. The review process for Retford Conservation Area began in January 2011. It is envisaged that a further review will take place five years after the adoption of the final version of this Appraisal.

Boundary changes

- 4.18 An important function of this Conservation Area Appraisal is to assess whether the boundary of the Conservation Area is appropriate. Boundary changes might include reduction or extension to an area. Specific justification should be given for proposed changes. For example, an extension to the boundary might be proposed to incorporate the wider setting of a Conservation Area. Thought should be given to the appropriateness of the boundary.
- 4.19 Public consultation at the end of 2009 and in mid-2010 on the emerging Bassetlaw Local Development Framework resulted in a high level of interest in historic environment protection, and people responded specifically on extending Retford Conservation Area. Particular sites such as Retford Cemetery, North Road, Moorgate, Queen Street and the Railway Station were specifically mentioned during this process. The Council reviewed the boundary for the Retford Conservation Area in July 2011 with significant extensions made. Public views were then sought on the new boundary as part of the draft appraisal consultation process in February-April 2012. However, no further changes are proposed at this time in addition to the July 2011 amendments. Nevertheless, should anyone have any comments on the Retford Conservation Area boundary or any other areas of historic and/or architectural interest, please contact the Conservation team at Bassetlaw District Council.

Appraising the condition of heritage assets

- 4.20 A survey is carried out from time to time at both a national and local level to assess the condition of heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. This survey can provide a useful means of monitoring significant historic buildings within Conservation Areas. *Historic Buildings at Risk in Nottinghamshire* covers grade II and significant local interest buildings at risk. It is available online at www.nottinghamshire.gov.uk. The national *Heritage at Risk Register* covers grade I and II* buildings at risk and is available at www.english-heritage.org.uk.
- 4.21 *Historic Buildings at Risk in Nottinghamshire* was completed in 2004 although is currently being updated by the Council. This document (including the on-going updated version) provides a baseline for monitoring change in our buildings at risk within Conservation Areas. It can be used to identify specific problems/issues that may benefit from targeted resources. These resources could be streamed through 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, make secure or make weather tight.

4.22 At the time of publishing, there are 6 listed buildings identified as being 'at risk' within the Retford Conservation Area. These are:



23-24 The Square – This building is currently unoccupied and the frontage has suffered considerable damage with render, brickwork and joinery deteriorating.



26 & 28 Grove Street (Beardsalls Row) – This building has been unoccupied for a considerable period and the roof has extensive damage. Windows and doors are also missing/damaged and overall the building is not watertight.



St Alban's Church, London Road – Since suffering extensive damage from a fire in 2008, the building has remained without a roof ever since. The internal stone structure is very vulnerable and vegetation has grown considerably.



Former King Edward VI Grammar School, London Road – Since 2007, the grammar school site has been unoccupied. Guttering is damaged and the subject of vegetation growth in several places, causing moisture to enter the building.



White Hart Hotel, 1 Bridgegate – This building has been unoccupied for a considerable period and there is damage to the roof, windows and rainwater system.



Barns adjacent to West Retford Hall, Rectory Road – These have been unoccupied for a considerable period and there are signs of damage to the roof, walls and joinery. There is also vegetation growing on several parts of the eastern building.

- 4.23 Other than those listed buildings that have already been identified as being at risk, others within the Conservation Area require monitoring, such as those which are currently vacant (either wholly or partially).

Enforcement proceedings

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

Proposed enhancement schemes

- 4.27 In general terms, the Council seeks to preserve and enhance the special interest of heritage assets within Retford Conservation Area. This includes the retention of historic buildings, the enhancement of the public realm and the sympathetic redevelopment of sites that currently detract from the character and appearance of the Conservation Area.
- 4.28 A number of schemes have recently been undertaken which have sought to meet the above aims. These include:
- The Square – Complete resurfacing, including new lighting, planting and other public realm works. Also carried out at this time was the full restoration of the War Memorial;
 - Dyers Court – Improvements to this part of the Conservation Area off Grove Street include the restoration of the mosaic on the road frontage, the painting of a mural (depicting the former Clark's dye works) and the reinstallation of traditional timber-framed windows across the site;

- Retford Town Hall – Work is currently being undertaken to preserve and restore the building’s exterior, particularly the stonework;
- Denman Library – Recent improvements include the restoration of decorative ironwork on the frontage; and
- Kings’ Park - Restoration of the main entrance gates off Chancery Lane.

4.29 In terms of future areas for enhancement in the Retford Conservation Area, the Council supports the re-use of historic buildings and sites within and around the Conservation Area, especially those six sites identified as ‘at risk’ (see page 173). This is subject to features of significance, such as timber joinery, facing materials and boundary treatments, being preserved or enhanced or any replacements being sympathetic to the building and setting. Currently there are several key sites that are either entirely or partially unoccupied (including Beardsalls Row, the former King Edward VI Grammar School and St Alban’s Church). Schemes which would ensure the long term future of historic buildings/sites such as this should be supported, provided the significance of those buildings/sites is not harmed.



Figure 4.1: 23-24 The Square, as shown in c1900 (bottom left), 1908 (bottom right) and present day (top). The ground floor has undergone a number of alterations throughout the 19th and 20th centuries. At present, the frontage is symmetrical although stucco, brickwork and joinery is deteriorating. In addition, as can be seen from the historic photographs, the first and second floor window openings were originally finished with decorative pediments. These appear to have been removed in the 1960s/70s. Image source: www.picturethepast.org.uk, 2012.

4.30 Historic building frontages are also a fundamental part of the heritage of Retford, particularly along The Square/Market Place, Bridgegate, Carolgate, Churchgate, Chapelgate and Grove Street, where the majority of the town’s retailing occurs. On both listed and unlisted buildings, the preservation and enhancement of timber joinery and historic shop fronts, including features such as cornices, corbels, stallrisers or pilasters, is a priority. Where these features have been removed or replaced with non-traditional features/materials (such as aluminium, UPVC or full-length glazing), the Council will promote the restoration of features that would be sympathetic to the building and its setting. Specific examples where improvements could be made include:



Figure 4.2: The present shop front surround (grey tiles) was installed in the 1950s, replacing the mid-19th century timber shop front shown on the 1890 photograph (left). Image source: Retford Library, 2012.



Figure 4.3: This building was erected in the 1960s. Its scale and design, in addition to the excessive signage, detracts from the special interest of the listed buildings either side and harms the character and appearance of the Conservation Area. The previous building on the site (see 1911 photograph above left) was of a similar scale to those adjacent and complemented their character and appearance. Image source: www.picturethepast.org.uk, 2012.

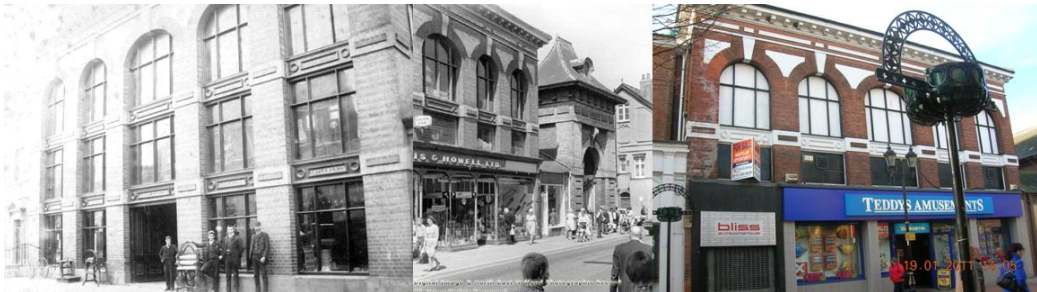


Figure 4.4: The design and materials on this ground floor frontage detract from the special interest of the building and wider Conservation Area. Originally the frontage had brick piers and ironwork down to floor level (1899 photograph, left), being replaced in the early 20th century with a cast iron and glass shop front (see 1971 photograph, centre). Image source: www.picturethepast.org.uk, 2011.



Figure 4.5: The replacement of the 19th century shop fronts (visible on the 1960 photograph, right) has resulted in an incongruous feature on this historic building range. Image source: www.picturethepast.org.uk, 2012.

4.31 Other than buildings, works to the public realm may also be of significant benefit to the character and appearance of the Conservation Area. Sites which could benefit from such enhancements include:



Figure 4.6: The junction of Market Square and Bridgegate currently has damaged surfacing, unsympathetic highway interventions and a small brick roundabout structure. Within this structure, a traditional-style triple lamp structure exists, although has modern plastic planters on the supporting column. Whilst this is an improvement on the large 1960s roundabout (bottom left), during the Victorian period this area contained a large feature gas lamp (see 1900 photographs, top) which also had directional signs on the column. Image source: www.picturethepast.org.uk, 2011.



Figure 4.7: Bridgegate Bridge originally contained gas lamps (of the standard Retford Gas Works variety) at each of the four corners (see c1900 and c1910 photos, top left and right). The reinstatement of traditional-style lamps here would add greatly to the appearance of the bridge and the character of the wider streetscene. Image source: Bassetlaw Museum, 2011.

**RF17 Retford Conservation Area
Management Plan - areas for enhancement:**

- The retention and enhancement of historic buildings and the historic architectural features, including traditional timber-framed windows, timber shop fronts, chimney stacks, iron railings, etc;
- The reintroduction of appropriate historic/traditional architectural features in the Conservation Area's buildings and public realm, such as timber joinery, natural slate roof tiles, cast iron street lamps, iron railings (usually set into a wall's stone copings rather than bolted on), etc;
- The sympathetic redevelopment of sites that detract from the character or appearance of the Conservation Area;
- The retention of significant trees and where necessary (due to damage or loss) their replacement with appropriate species;
- The rationalisation of street furniture including signage; and
- The preservation and enhancement of the Conservation Area's most significant buildings and sites, including all of those currently identified as being 'at risk'.

Proposals for economic development and regeneration (including grants)

- 4.32 The District Council has managed various conservation grant schemes in the recent past and these often target buildings within Conservation Areas. The Appraisal can be used to help identify a list of properties that would benefit from repair, reinstatement of traditional features or improvements required to bring the building back into use, for example.
- 4.33 Information on current grant schemes is available on the relevant part of the Council's website. Should there be a grant scheme proposed that is specific to the Retford Conservation Area, details of this will also be advertised on the website and relevant local stakeholders will be notified.

APPENDIX A: CONSERVATION POLICY FRAMEWORK

Legal framework

The legal basis for Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. National policy guidance is provided by the National Planning Policy Framework (March 2012), specifically Section 12/paragraphs 126-141. Local policy is contained within the Bassetlaw Core Strategy and Development Management DPD (December 2011).

The Local Development Framework

The Bassetlaw Core Strategy and Development Management DPD was adopted in December 2011. This Conservation Area Appraisal will be used to support the conservation and heritage elements of the Core Strategy, namely:

- Strategic Objective SO9;
- Core Strategy Policy CS3 (Retford); and
- Development Management Policy DM8 (The Historic Environment).

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

Planning controls in Conservation Areas

In addition to the above, there are a number of planning controls that relate specifically to Conservation Areas⁷¹:

- *Extensions to dwelling houses*

Planning permission is required for any extension that would extend beyond a wall forming a side elevation of the original house, or if the extension would have more than one storey and extend beyond the rear wall of the original house;

- *Cladding or rendering the exterior of a house*

No part of the exterior of a dwelling house can be clad in stone, artificial stone, pebble dash, render, timber, plastic or tiles without planning permission from the District Planning Authority;

- *Alterations to the roof of a dwelling house*

Planning permission must be obtained for any enlargement of the house, which would consist of alterations to the roof (i.e. loft conversion). Any alterations that would protrude more than 150mm beyond the plane of the original roof, or would result in part of the roof being higher than the highest part of the original roof, will require planning permission;

⁷¹ Please note: these are in addition to the general restrictions to permitted development for householders.

- *Erecting new outbuildings in the grounds of dwelling houses*

The provision within the curtilage (grounds) of any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the house, or the maintenance, improvement or alterations of such buildings or enclosures, will require planning permission if the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the house and the boundary of the curtilage of the house;

- *Installing, replacing or altering chimneys, flues and soil vents on dwelling houses*

The installation, alteration or replacement of a chimney, flue (including flues for biomass or combined heat and power systems) or soil vent pipe on the wall or roof slope which fronts a highway and forms either the principal elevation or side elevation of the house will require planning permission;

- *Microwave antennas*

The installation of an antenna on a chimney, wall or roof slope which faces onto, and is visible from a highway, or on any building which exceeds 15 metres in height, requires planning permission in conservation areas. Generally, planning permission is needed for all of the following: more than two antennas; a single antenna exceeding 100cm in length; two antennas which do not fit the relevant size criteria (only one may exceed 60cm for example); an antenna installed on a chimney, where the length of the antenna would exceed 60cm or would protrude above the chimney; an antenna with the cubic capacity in excess of 35 litres; an antenna installed on a roof without a chimney where the highest part of the antenna exceeds the highest part of the roof; or in the case of an antenna installed on a roof with a chimney, if the highest part of the antenna would be higher than the highest part of the chimney, or 60cm measured from the highest part of the ridge tiles of the roof, whichever is the lower.

- *Installing, replacing or altering solar photovoltaic or solar thermal equipment on a dwelling house*

If the solar photovoltaic or solar thermal equipment on the roof of a house or a building within the curtilage (grounds) of the house will protrude more than 200mm beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof, or would be higher than the highest part of the roof excluding the chimney, planning permission will be required. Permission will also be required if it is to be installed on the wall forming the principal elevation of the house and is visible from the highway.

- *Installing, replacing or altering stand-alone solar within the curtilage (grounds) of a dwelling house*

Planning permission will be required for any stand-alone solar within the grounds of a dwelling house if it is visible from the highway or if more than one is installed; permission will also be required if the solar will: be higher than 4 metres above the ground; be situated within 5 metres of the boundary of the curtilage; be within the curtilage of a listed building; or have a surface area exceeding 9 square metres or any other dimension including housing exceeding 3 square metres.

- *Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house*

Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house is permitted development and planning permission is therefore not normally required.

- *Display of advertisements*

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

- *Demolition*

A listed building will always require Listed Building Consent for demolition. However, the total or substantial demolition of unlisted buildings within the Conservation Area that are over 115 cubic metres requires Conservation Area Consent.

The demolition of any wall over 1 metre high facing a highway, waterway or open space, or any wall over 2 metres high elsewhere, will also require Conservation Area Consent.

- *Works to trees*

In most cases, six weeks notice must be given to the District Planning Authority for any cutting down, topping, lopping or up rooting of trees in a Conservation Area. There are however exceptions to this: Where a tree is covered by a Tree Preservation Order (TPO), for example, a formal application seeking approval to carry out works to trees protected by a TPO must be made to the District Planning Authority. Alternatively, where works to trees have been approved by planning permission in conjunction with development proposals, additional applications are not required.

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

Special planning controls

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

Currently, there is no Article 4 Direction in place within the Retford Conservation Area, although this situation may change in the future.

Other statutory designations

- *Listed Buildings*

Listed buildings are recognised in statute as being of special architectural or historic interest. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to demolish or alter the special architectural or historic interest of a listed building without approval from the District Planning Authority. There are three types of listed building: grade I and II* (considered to be the most special listed buildings); and grade II buildings. There are five grade II* listed buildings in the

Conservation Area (Church of St Swithun, Church of St Michael the Archangel, Poplar House, Amcott House and Sloswick's Hospital Almshouses) and a large number of grade II listed buildings, most of which are discussed throughout the 'character areas' section of this appraisal.

- *Scheduled Ancient Monuments*

Certain important archaeological sites and monuments enjoy special protection under the Scheduled Ancient Monuments and Archaeological Areas Act 1979. Currently there are no Scheduled Ancient Monuments in the Retford Conservation Area.

- *Tree Preservation Orders*

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

There are a number of TPOs within the Retford Conservation Area. These are marked out on maps **27, 39, 45 & 53** (landscape features). It is worth noting that regardless of whether a tree is covered by a TPO or not, it is likely to be protected if it lies within the Conservation Area boundary. Advice should always be sought from the District Planning Authority on any proposed works.

The consent process

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

If your building is listed, works to it (such as extensions or the addition of fixtures such as satellite dishes) will require a separate Listed Building Consent application.

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

New development in Conservation Areas and the importance of design

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

Enforcement of unauthorised works

Where work has been carried out without planning permission and it is considered that such works are harmful to the character of the Conservation Area then an enforcement notice may be served requiring remedial measures to be taken.

Disclaimer

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

APPENDIX B: HERITAGE ASSETS WITHIN THE RETFORD CONSERVATION AREA

➤ Listed Buildings

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

- **West Retford & Kings' Park character area:**

Newcastle Arms PH, 37 Bridgegate	Grade II
43 Bridgegate	Grade II
Galway Arms PH, 64 Bridgegate	Grade II
66-72 Bridgegate	Grade II
Parish Church of St Michael the Archangel, Rectory Road	Grade II*
West Retford Hall, Rectory Road	Grade II
Former stables to West Retford Hall, Rectory Road	Grade II
Farm buildings at Rose Ghyll Cottage, Rectory Road	Grade II
Trinity Hospital Almshouses, Hospital Road	Grade II
West Retford House (now Hotel), North Road	Grade II
Stables and wall at West Retford House, North Road	Grade II
Protestant Place, Queen Street	Grade II

- **East Retford & Market Place character area:**

White Hart Hotel, 1 Bridgegate	Grade II
2 & 4 Bridgegate	Grade II
6-10 Bridgegate	Grade II
11 & 13 Bridgegate	Grade II
16 Bridgegate	Grade II
22 Bridgegate	Grade II
2 Carolgate/12 The Square	Grade II
4 Carolgate	Grade II
5 Carolgate	Grade II
6 Carolgate	Grade II
17 Carolgate	Grade II
19 Carolgate	Grade II
22 & 24 Carolgate/2 Coronation Street	Grade II
28-32 Carolgate	Grade II
31 Carolgate	Grade II
41 Carolgate	Grade II
77 Carolgate	Grade II
79 Carolgate	Grade II
81 Carolgate	Grade II
83 Carolgate	Grade II
Anchor Inn, 84 Carolgate	Grade II
2 Chapelgate	Grade II
4 Chapelgate	Grade II
6-12 Chapelgate	Grade II
Ye Olde Sun Inn, 14 Chapelgate	Grade II
24 Chapelgate	Grade II
Church House, 26 & 28 Chapelgate	Grade II
Chapelgate House, 42 Chapelgate	Grade II
Sebastopol Cannon (incl. plinth, arch, posts and chains), Churchgate	Grade II
Parish Church of St Swithun, Churchgate	Grade II*

1 Churchgate	Grade II
2, 4 & 4A Churchgate	Grade II
3 Churchgate	Grade II
5 Churchgate	Grade II
6-10 Churchgate	Grade II
7 Churchgate	Grade II
9 & 11 Churchgate	Grade II
Vine inn, 13 Churchgate	Grade II
15 Churchgate	Grade II
Denman Library, 17 & 19 Churchgate	Grade II
23 Churchgate	Grade II
Sloswick's Hospital Almshouses, 25-31 Churchgate	Grade II*
33 Churchgate	Grade II
45 Churchgate	Grade II
Majestic Theatre, Coronation Street	Grade II
4-8 Grove Street	Grade II
5 & 7 Grove Street	Grade II
10 Grove Street	Grade II
12 Grove Street	Grade II
13-17 Grove Street	Grade II
14-18 Grove Street	Grade II
20 Grove Street	Grade II
22 Grove Street	Grade II
24-28 Grove Street	Grade II
Poplar House, 25 Grove Street	Grade II*
27 Grove Street	Grade II
30 & 32 Grove Street	Grade II
35 Grove Street	Grade II
Amcott House, 40 Grove Street	Grade II*
Methodist Church, Grove Street	Grade II
Gothick Cottage, Little Lane	Grade II
1 Market Place	Grade II
3 & 4 Market Place	Grade II
7 & 8 Market Place	Grade II
9 Market Place	Grade II
10 Market Place	Grade II
11 Market Place	Grade II
29 Market Place	Grade II
30 Market Place	Grade II
31 & 31A Market Place	Grade II
The Black Boy Inn, 14 Moorgate	Grade II
35 Moorgate	Grade II
37 Moorgate	Grade II
39-41 Moorgate	Grade II
43 Moorgate	Grade II
13 The Square	Grade II
Retford Town Hall	Grade II
18 & 18A The Square	Grade II
19 The Square	Grade II
21 The Square	Grade II
22 The Square (incl. wall with archway to south west)	Grade II
23-24 The Square	Grade II
24A The Square	Grade II
25 The Square	Grade II
26 & 27 The Square	Grade II

War Memorial, The Square	Grade II
The Broad Stone, The Square	Grade II
4 Lamp Standards to front of Town Hall, The Square	Grade II

- **Canal & Wharf character area:**

Crane at Canal Wharf, Chesterfield Canal	Grade II
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- **London Road character area:**

King Edward VI Grammar School, London Road	Grade II
Wall fronting King Edward VI Grammar School, London Road	Grade II
The Hollies, 19-23 London Road	Grade II
Church of St Alban, London Road	Grade II
Holly Mount, London Road	Grade II
Ordsall House, London Road	Grade II

➤ Unlisted buildings and structures

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

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

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

Any building meeting any of the above key criteria should be regarded as a positive building. For the Retford Conservation Area, these are highlighted on maps **26, 37, 44** and **50**. Significant boundary features such as stone and brick walls may also be regarded as heritage assets. The most significant of these are highlighted on maps **27, 39, 45** and **53**.

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

➤ Unregistered park and gardens

The Retford Conservation Area contains two sites identified as unregistered park and gardens on Nottinghamshire County Council's Historic Environment Record (NCC HER). These man-made landscapes are primarily identified for their integrity, aesthetic appeal and historic interest (either associated with a particular building such as a large house, or a specific purpose such as a cemetery). These sites may also have a degree of archaeological significance and any buildings or structures contained within may also be of architectural or artistic interest. Within the Retford Conservation Area, **Kings' Park** and **Retford Cemetery** have both been identified on this basis.

➤ Unscheduled archaeological remains

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

APPENDIX C: USEFUL CONTACTS AND LOCAL HISTORIC INFORMATION SOURCES

➤ Useful Contacts and Advisory Bodies

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

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

English Heritage

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

The Georgian Group

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

Society for the Protection of Ancient Buildings

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

Council for British Archaeology

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

The Garden History Society

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

The Victorian Society

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

The Association for Industrial Archaeology

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

AABC Register (Architects Accredited in Building Conservation)

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

➤ Local Historic Information Sources

Nottinghamshire Archives, Nottinghamshire County Council

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

Bassetlaw Museum (Local historic photographs)

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

Picture the Past (Local historic photographs)

Website: www.picturethepast.org.uk/

Retford (Denman) Library

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

Retford & District Historical & Archaeological Society

Telephone: 01302 710224

The Thoroton Society of Nottinghamshire

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

The Nottinghamshire Heritage Gateway

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

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

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

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

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

Historic Directories (Database of historic directories and gazetteers)

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

Bassetlaw Insight (Local mapping data)

Website: www.bassetlawinsight.org.uk

Get Information Superfast (GIS) (Local mapping data)

Website: www.bassetlaw.gov.uk/get_information_superfast.aspx

Contact us

For further advice on issues relating to Conservation Areas, please contact one of the Council's Conservation Officers:

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

Alternatively, please write to:

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

For help and advice on submitting applications for planning permission, Conservation Area Consent or Listed Building Consent, please contact:

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

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

