



Tuxford CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

CONSERVATION AREA APPRAISAL



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Document details

Title: Tuxford Conservation Area Appraisal.

Summary: This document contains Bassetlaw District Council's appraisal of the special architectural and historic interest of Tuxford Conservation Area and includes a management plan with proposals for enhancement and preservation.

Approved: September 2011.

This document was published in draft form during March and April 2011. Following consultation, the final version of the document was presented to Planning Committee for approval on 28 September 2011.

Consultation summary:

The Council has undertaken public consultation with local residents and property owners, English Heritage, Nottinghamshire County Council (Conservation and Archaeology), Tuxford Heritage Society, Tuxford Community Regeneration Group, Tuxford Town Council, and other relevant consultees.

The public consultation period was open for six weeks during March and April 2011 and a public meeting was held in the area in June 2011.

Document availability:

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

www.bassetlaw.gov.uk/

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

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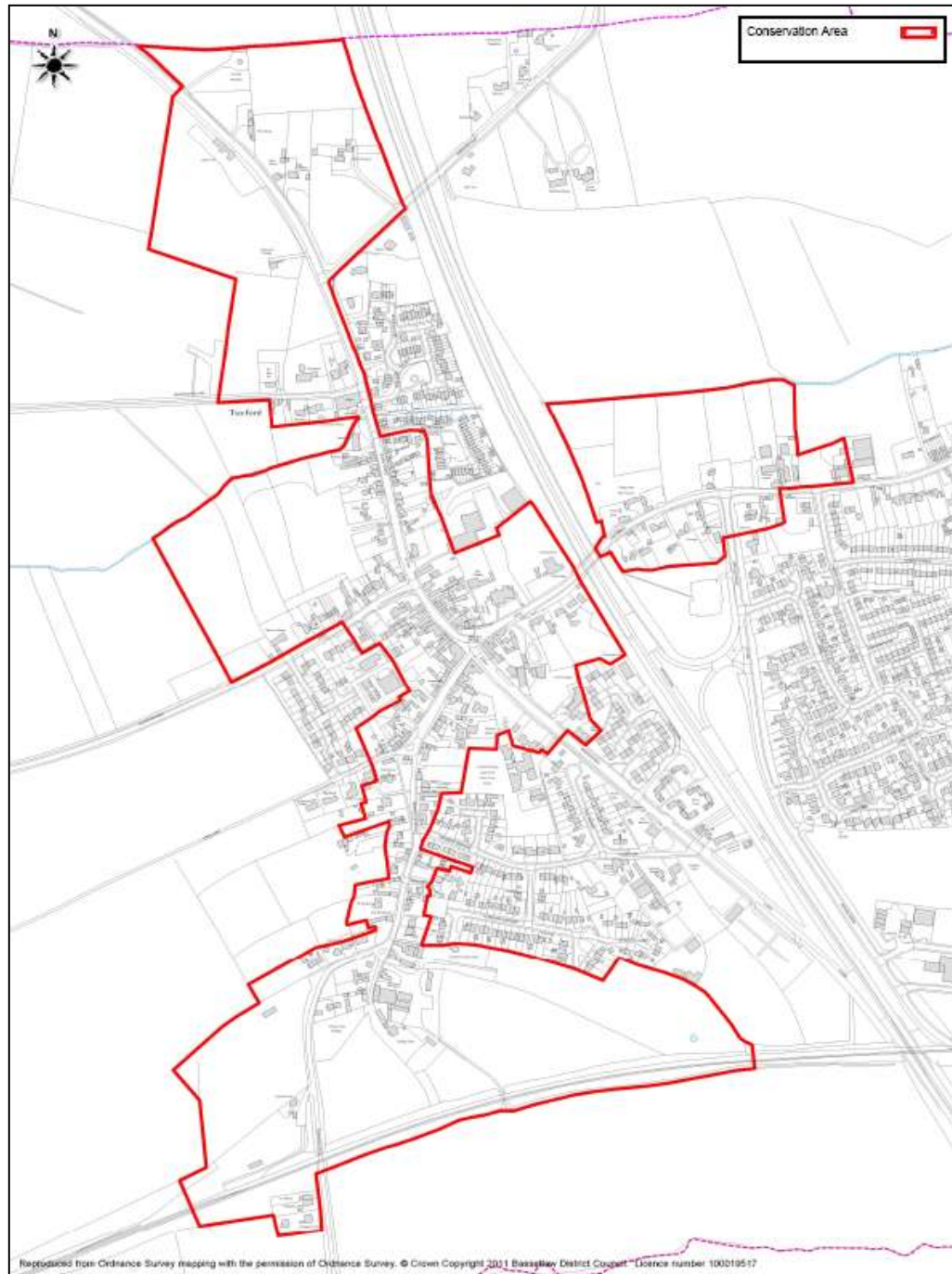
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1. Introduction

Introduction

- 1.1 Tuxford is situated on the A1 trunk road close to the southern boundary of Bassetlaw District in north Nottinghamshire, being 8 miles south of Retford and 13 miles north of Newark-on-Trent. Tuxford was originally designated as a Conservation Area on 25 March 1980. Amendments to the Conservation Area boundary were designated on 28 September 2011.



Map 1: Tuxford Conservation Area boundary.

- 1.2 This former market town has medieval origins and became an important coaching stop on the Great North Road. The Conservation Area covers the historic core of

Tuxford and is centred on the old market place. The Conservation Area covers 52 hectares and has a perimeter of 7.79 kilometres.

- 1.3 In 2009, Tuxford was classified as a Conservation Area ‘at risk’ by English Heritage¹.
- 1.4 This document contains the Council’s appraisal of the special architectural and historic interest of Tuxford Conservation Area and includes proposals for its enhancement and preservation. These proposals form part of a management strategy that will seek to address the problems facing the Conservation Area.

What is a Conservation Area?

- 1.5 Conservation Areas were first introduced by the Civic Amenities Act 1967. Over 9,300 Conservation Areas have been designated across England since then.
- 1.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’) defines Conservation Areas as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”².

- 1.7 The local planning authority has a duty to designate Conservation Areas where it identifies places of special architectural or historic interest. An area may warrant designation if, for example, it has an historic layout of streets, or a grouping of historic buildings that echo the architectural materials and style of the region. It may also be an area reflective of a particular historical time period, or it could be that the relationships between buildings and spaces create a unique historic environment. Designation does not prevent change, but enables the local authority to positively manage and protect areas from neglect, decay or inappropriate development.
- 1.8 Conservation Areas are classified as *designated heritage assets* and are afforded statutory protection. Along with other types of designated heritage asset, Conservation Areas require a special level of consideration in the planning process³. Designation results in special duties and controls for the local planning authority:
- Proposals will need to be formulated from time to time for the preservation and enhancement of Conservation Areas in the form of a management plan;
 - In exercising their planning powers, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas;
 - The local planning authority is able to carry out urgent works to preserve unoccupied unlisted buildings in a Conservation Area;
 - The local planning authority has a duty to review existing Conservation Areas from time to time, extending and designating where appropriate⁴.

¹ English Heritage (2009) *Heritage at Risk Register 2009 - East Midlands*.

² Section 69 (1) of the Act.

³ See, for example, Policies HE9 and HE10 of Planning Policy Statement 5: Planning for the Historic Environment (2010).

⁴ Section 69 (2) of the Act.

What is a Conservation Area appraisal?

- 1.9 This document is an assessment of the character and appearance of Tuxford Conservation Area. It broadly defines and records the special interest of the area. This will ensure that there is an understanding of what is worthy of conservation.
- 1.10 The appraisal will be used to formulate policies for the conservation and enhancement of the area and will provide decision-makers with a characterisation of the historic environment to enable a better understanding of the impact of future development in the area.
- 1.11 Conservation Area appraisals are based on guidelines set out in the English Heritage publication *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).
- 1.12 The following themes and sources have been explored in the preparation of this appraisal:
- Archaeological and historical sites/monuments/buildings
 - Social, economic and demographic background
 - Current and past land use
 - Geological and topographical mapping
 - Building types, groups of buildings, density of buildings
 - Place names and historical references (e.g. road and transport evolution)
 - Aerial photos
 - Important views, vistas and landscapes
 - Historic Environment Record (HER) data
 - Plot layout/building orientation and the importance of gaps between buildings and any wider open spaces
- 1.13 There are a number of listed buildings within the Conservation Area. Listed buildings are *designated heritage assets* in their own right⁵. Structures that are associated with these listed buildings might also be protected. **The exclusion of any structure within the appraisal that might form part of a listed building curtilage does not necessarily indicate that it is not protected.** Advice should always be sought from the Council's Conservation Team as to the extent of what is regarded as being of special interest. Principal listed buildings are identified within the appraisal document and in Appendix D.
- 1.14 Within the Tuxford Conservation Area Appraisal, important buildings, structures and topographical features have been identified because they contribute positively to the character and appearance of the Conservation Area. **The exclusion of any building or feature within the appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the Conservation Area.** Advice can always be sought from the Council's Conservation Team to enable an early assessment of significance. Positive buildings, structures and features are identified within the appraisal document and are listed in Appendix D.

⁵ Listed building descriptions can be accessed through the English Heritage website: <http://list.english-heritage.org.uk/>.

- 1.15 The Nottinghamshire County Historic Environment Record identifies a number of individual buildings, structures, and other features of local interest. Where appropriate, these are identified as positive buildings within the Conservation Area. Outside of the Conservation Area, but possibly within its setting or otherwise nearby, local interest buildings, where appropriate, are generally identified as *non-designated heritage assets*⁶. Determining the significance of these requires careful consideration of a number of factors, including architectural and historic merit, past and present usage, archaeological value, artistic, relationship to the historic street layout and group value. Bassetlaw District Council has produced a methodology for recognising non-designated heritage assets and will look to regularly update the HER using the adopted criteria.
- 1.16 It should be noted that planning proposals will always be treated on their own merits. The local planning authority will always assist applicants in identifying heritage assets at the earliest possible stage⁷.
- 1.17 The Council's website contains general guidance and advice on many aspects of conservation practice. Visit our website at www.bassetlaw.gov.uk and follow the links to conservation and heritage.
- 1.18 The Council carries out regular reviews of the District's Conservation Areas. For updates on these reviews, draft appraisals and consultations, please call us or visit our website. Contact details are included at the back of this document.

⁶ Including for example, buildings of local architectural or historic interest, areas of archaeological significance, and unregistered parks and gardens.

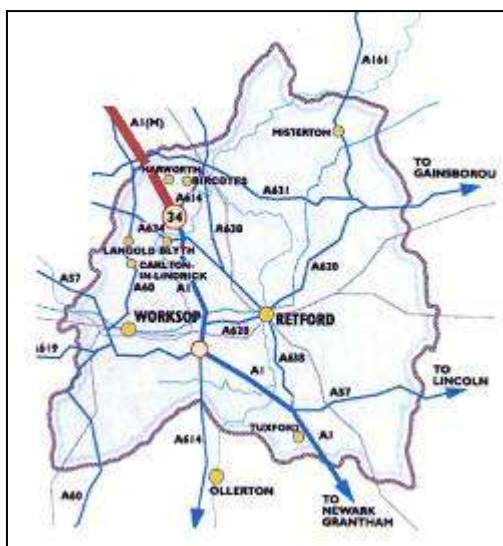
⁷ This is consistent with Policy HE8 of PPS5.



2. Geographic and historic context

Location and population

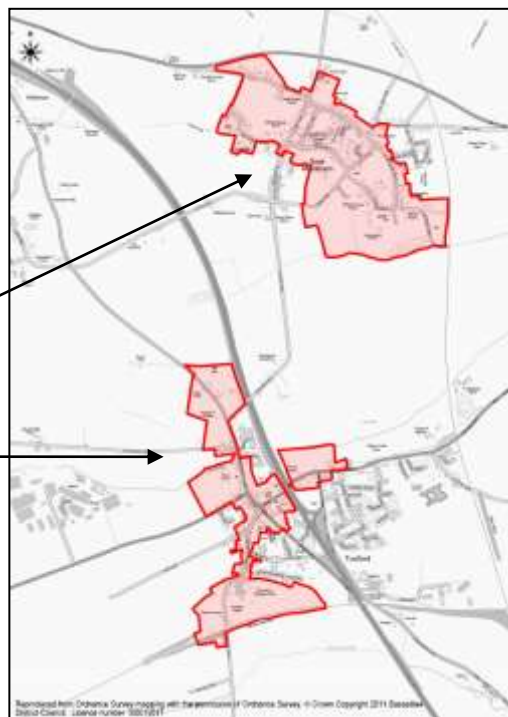
- 2.1 Tuxford is a settlement and civil parish located in the south of Bassetlaw. The southern boundary of the parish is also the District boundary with Newark and Sherwood. The villages of Egmonton and Laxton are directly to the south. To the west is the hamlet (and former colliery) of Bevercotes, whilst to the north is Markham Moor and the large village of East Markham. The Trent Valley lies to the east.
- 2.2 The Great North Road runs through the historic core of Tuxford (now the B1164), although this is now bypassed by the A1. The A6075 runs east-west and connects the A57 Sheffield/Lincoln Road to Ollerton and Mansfield. The East Coast Main Line passes Tuxford close by on the east side.
- 2.3 Tuxford might be described as an ‘attractive centre with an urban feel’⁸. Tuxford has a population of 2530⁹. To the west of the A1 lies the historic core of Tuxford, which is focussed on the Market Place and the cross roads of Eldon Street, Lincoln Road, Newark Road and Newcastle Street. This area also contains the retail centre of the town. The east side of the A1 is characterised principally by suburban housing, although elements of the historic township remain on Lincoln Road.



Map 2 – Tuxford in a wider context. Tuxford is located on the A1 south of Retford on the boundary with Newark and Sherwood District. The course of the late 18th century Great North Road still runs through Tuxford along Newark Road and Eldon Street (B1164).

East Markham Conservation Area

Tuxford Conservation Area

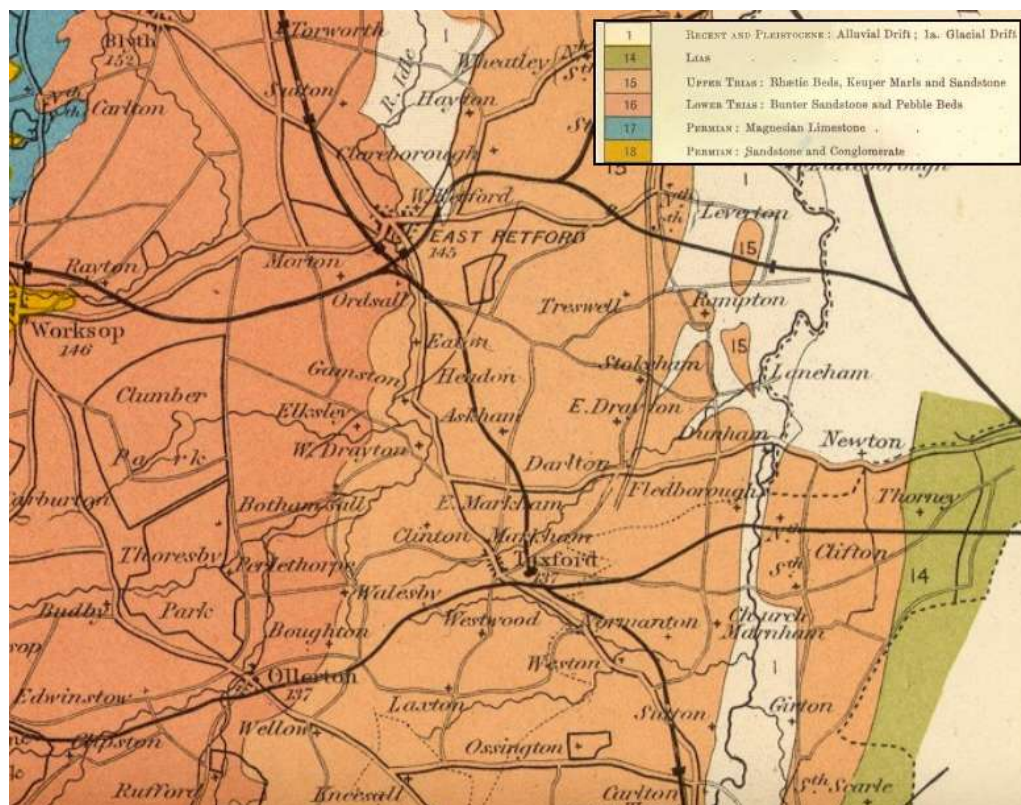


⁸ Pevsner 2003: p.358.

⁹ Census 2006, mid-estimates.

Landscape setting and topography

- 2.4 Tuxford parish lies in a geological landscape that is closely associated with a broad belt of Triassic rocks that run northwards through Bassetlaw, comprising Waterstones (thinly bedded sandstones and siltstones between layers of mudstone) and Mercian Mudstone¹⁰ (stratified reddish mudstone with gypsum and hard sandstone known locally as “skerry”). These formations are overlaid by alluvial and fluvio-glacial drift and are identified as an important trait of the Trent Vale landscape character area¹¹. Soils are predominantly dark brown stony clay loam or clay (see map 3 below), explaining the historic name of *Tuxford in the Clay*¹².



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

- 2.5 Mercian Mudstone is considered to be unsympathetic to preservation of archaeology, reflecting the paucity of cropmarks in the area. Archaeological information does reveal, however, longstanding human settlement in the Mid-Nottinghamshire Farmlands landscape¹³. Prehistoric stone tools, manufacturing debris and metal finds occasionally emerge from ploughing, for example, and coin finds and known villa sites provide specific evidence of settlement in the Romano-British period in Tuxford¹⁴.

¹⁰ Also known as the Keuper Marl.

¹¹ As identified in the Natural England Landscape Character Assessment.

¹² The earliest historic reference to 'Tuxford in the Clay' is 1330 (Swift 1979: p.73).

¹³ Bassetlaw Landscape Character Assessment 2009.

¹⁴ Fieldwalking has shown significant prehistoric and Romano-British period activity to the west of Tuxford- see Stroud (2002).

Understanding the pattern of rectangular field blocks, enclosures and track-ways in neighbouring Sherwood Sandstone and Trent Valley character areas, it is assumed that as human settlement consolidated in the wider Tuxford area, woodland clearance and intensification of cultivated field systems was beginning to alter the appearance of the landscape by the 5th and 6th centuries.



Map 4: Top, Tuxford area in 1835 according to Sanderson (source: Nottingham County Council, 2001); bottom, aerial photo showing modern field patterns (Nottingham City Council/ BDC, 2010).



Map 5: Contours at 50k of Tuxford area (reproduced with permission of Ordnance Survey, licence no.100019517).

- 2.6 The landscape of Tuxford parish is undulating of a distinctly rural/agricultural appearance. Tuxford lies at 50-60 metres above sea level (O.D.) on a ridge of higher ground between two streams which run approximately parallel from south-west to north-east, before turning in different directions and joining the River Trent. The general topography is gently rolling with a simple pattern of large arable fields and nucleated settlement patterns of villages and farmsteads. To the east, there are open views of the Trent Valley, power stations and pylons. The A1 and associated developments around Markham Moor have also affected the landscape in this area.



Figure 2.1: A key vista on approach from the north. The church spire overlooks the surrounding landscape and Georgian township (source: BDC, 2010).

- 2.7 The topography of Tuxford shown on Sanderson's 1835 map reveals that some historic field boundaries have survived, although intensive arable farming has had a major impact (consider, for example, map 4). Before the eighteenth century, there were

three open fields known as North, South and West Fields. Tuxford Common lay to the north-west.

- 2.8 The core historic built environment of Tuxford reflects much of the general layout and form as it was in the eighteenth and nineteenth century, retaining a strong rural and agricultural character at the periphery. In addition, the topography of the southern end of Newcastle Street/Egmanton Road, the northern end of Eldon Street (as it rises towards the windmill) and Lincoln Road (notably the north aspect beyond Pump Farm) all help sustain Tuxford's historic relationship with its wider hinterlands.



Figure 2.2: The rural landscapes surrounding Tuxford are an important element of its setting. Top: College Farm from Egmanton Road; bottom: land adjacent to Pump Farm, Lincoln Road. Source: BDC, 2010.

- 2.9 The impact of the twentieth century on the landscape and topography of the town, however, has been significant. The town is dominated by the A1 which cuts through the middle on a north-south axis and carries approximately 38,000 vehicles per day¹⁵.

¹⁵ Highways Agency (2002) A1 improvements background information.

Large swathes of post-war residential areas now form most of the eastern half of Tuxford, with smaller blocks infilling Newark Road and Newcastle Street, as well as newer suburban extensions on Eldon Street and Ollerton Road. The wider townscape also contains industrial areas and at the end of the town limits on the A6075, the East Coast Mainline runs north-south.



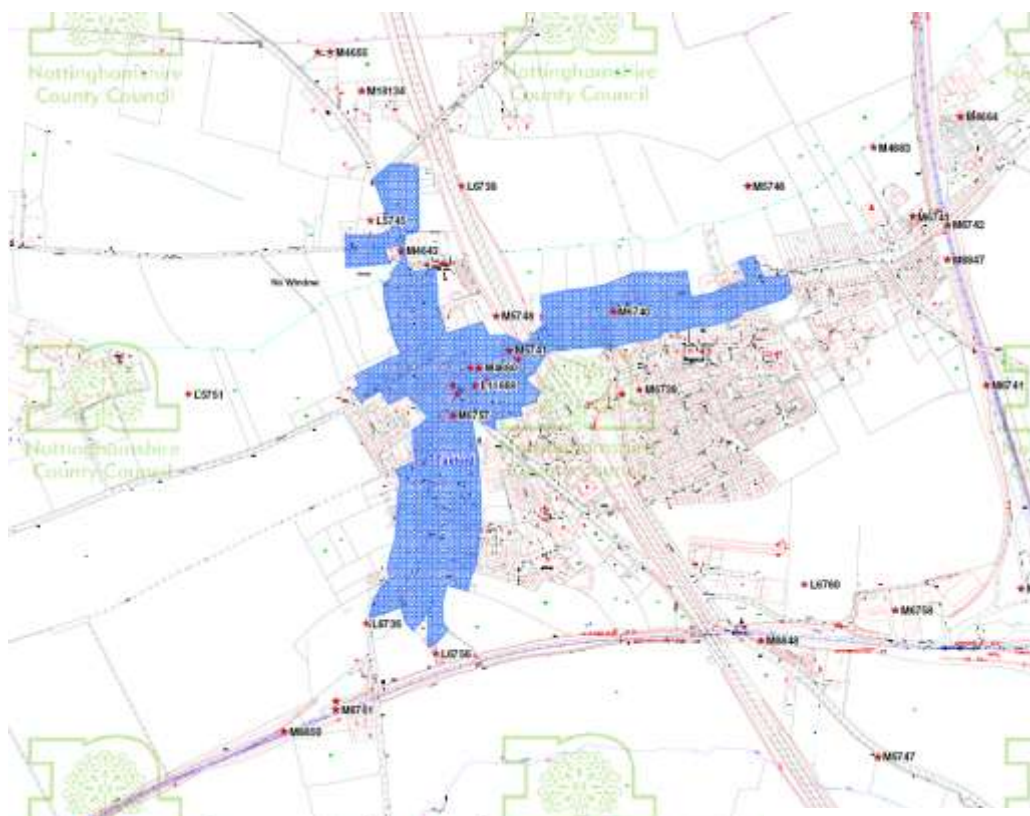
Figure 2.3: The topography of Tuxford is characterised by an undulating landscape with gentle, rolling hills. Top: the spire of St Nicholas overlooks Tuxford; bottom left: looking north from Eldon Street towards Mill Mount; bottom right: Ollerton Road rises westwards from Eldon Street. Source: BDC, 2010.

Origins and historic development

- 2.10 Archaeological clues give glimpses of the prehistoric and early medieval landscape in the Tuxford area. Surface finds recorded from Westwood Farm to the west of Tuxford, for example, include Mesolithic, Neolithic and Bronze Age flints, Romano-British pottery, roof and flue tiles, quern fragments and an iron axe, as well as medieval pottery. The associated earthworks have long since been flattened by ploughing, but were described as a complex of rectangular enclosures over an area of about 15 hectares, bordered on the east by "a shallow, windy ditch interrupted by frequent causeways across it"¹⁶. The date of the earthworks is unclear, but the finds would suggest either a late Iron Age or early medieval origin. An associated causewayed ditch may have been of Neolithic date, primarily because of the presence of causeways along it. This theory is supported by the numerous lithic finds in the vicinity. Coins of Nero, Verus and Domitian have also been discovered, including a jar with Roman denarii from the late Empire, which was uncovered during railway construction. In addition, prehistoric flints and arrowheads have been found locally in Tuxford, reinforcing the continuous historic settlement of the area.



Figure 2.4: Roman pottery found at Tuxford (source: Bassetlaw Museum).



Map 6: Tuxford Sites and Monuments Record (Nottinghamshire County Council) showing archaeological spot finds/sites of interest.

Historic Settlement Cores



¹⁶ English Heritage (2010) *National Monument Record*. Monument 322559: http://pastcape.english-heritage.org.uk/hob.aspx?hob_id=322559.

- 2.11 In the early medieval period, Saxon references to *Tuxfarne* (possibly meaning *ford at the tuft of rushes*) are associated with two manors belonging to Fluiu and Ulmar with some 12 bovates of land¹⁷. The only archaeological evidence from this period is a decorative sixth century Anglo-Saxon brooch about 16cm long found in a garden in Tuxford in 1865. Post-Conquest, Tuxfarne is mentioned in the Domesday Survey of 1086 as part of the fee for Roger de Busli, including a mill, 2 smallholders, 4 ploughs and 32 serfs, suggesting a community of more than 150 people¹⁸. Roger de Busli had castles at nearby Skegby and Egmanon. By the 12th century, the Manor of Tuxford was acquired by the de Lexington family (nearby Laxton was formerly known as Lexington).



Figure 2.5: Medieval ridge and furrow west of Eldon Street (left) and on the east side of St John's College Farm (right) (source: BDC, 2010).

- 2.12 Tuxfarne probably derived a great deal of affluence from its position on the medieval London to Berwick road, a highway of national importance. In July 1218 Henry III granted a Charter to John de Lexington and his heirs in perpetuity. This included a weekly market on Mondays and a fair annually on the Eve and Day of the Holy Cross (May 2 and 3). By the fourteenth century, Tuxfarne provided a reasonable manorial return. The Lay Subsidy tax return of 1334 for the South Clay wapentake division in which Tuxford was situated shows that the size and wealth of the settlement was measured at £5 2s 0d.

- 2.13 Robert de Lexington was a prebendary of Southwell and a judge under King Henry III. He is believed to have made Tuxford his chief seat during Henry III's reign. In 1240 he was the Chief Justice Itinerant for the northern division of England. His brother John succeeded him and, along with Geoffrey the Templar, was entrusted with the Great Seal by Henry III. John de Lexington was also sent on several missions abroad by the King: in 1241 to the Roman Emperor Frederick II, and in 1250 to arrange a truce with France. In 1255 he was Chief Justice of the Forests north of the Trent, and he founded a chantry in the church at Laxton, dedicated to St. Mary

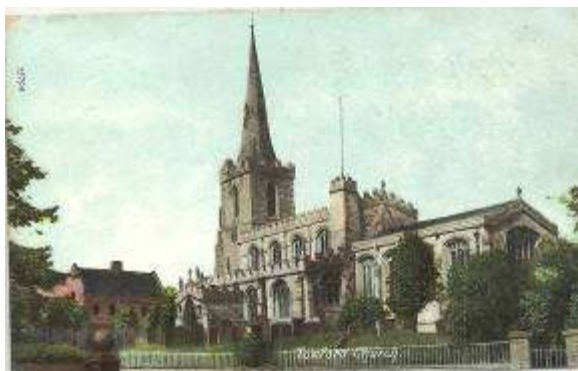


Figure 2.6: The Grade I listed Church of St Nicholas in the centre of Tuxford (source: Bassetlaw Museum, 2010).

¹⁷ A bovat is between 10 and 18 acres of land.

¹⁸ Stroud (2002).

and St. Thomas the Martyr. Upon John's death, Tuxford passed to his younger brother Henry, who rose to the high ecclesiastical position of Bishop of Lincoln (consecrated 1253). The heirs of this prelate were Richard de Markham and William de Sutton, who divided the lands between them. Bertha de Longvilliers, a daughter of Robert de Markham, inherited part of the sub-manor of Laxton in 1289, and it remained in this family for three generations. The Longvilliers were a prominent Nottinghamshire family that may have been resident at Tuxford, as both Sir John and Sir Thomas de Longvilliers founded chantries at the Church of St Nicholas in the fourteenth century.



Map 7: Saxton's map of Nottinghamshire, 1576 (source: www.ceramike.com/tuxford/notts).

2.14 The Church of St Nicholas remains the only building from this period. It is not clear when the Tuxford Parish Church was formally established, although it is believed that a chapel of ease existed in 1179 under the first known Rector of Tuxford, William. Pre-Reformation, Tuxford was impropriated to Newstead Abbey (founded 1170) and thereafter formed part of the foundation grant to Trinity College (Cambridge) following the Dissolution. Grants made by Robert de Caux confirmed in the Charter Rolls for Henry III imply that 1174 is the latest date for the

church's construction. Given that a church is not mentioned in Domesday, we might presume that the parish church was established sometime between the late eleventh and mid-twelfth century (perhaps by the end of King Stephen's reign). It is accepted, however, that lack of mention in Domesday is not definitive. Whilst window openings, for example, might be late twelfth century, the west wall appears to possess eleventh century fabric, including herringbone masonry, suggesting an early post-Conquest construction.

2.15 Early in the fifteenth century, the lordship of Tuxford was associated with the Cromwells, principally Ralph, Lord Treasurer of England (who died in 1456) and the Stanhope family (descended from Robert de Markham). The Stanhope interest in Tuxford subsequently passed to the White family (descended from de Sutton) towards the end of Henry VIII's reign. Of the 11 freeholders listed in 1612, John White's name is the most significant¹⁹. On a tomb in St Nicholas is an inscription to the memory of Sir John White (died 1625) and his wife Dorothea. Sir Thomas White was the father of Sir John. His mother was Agnetis Cecil, sister of Lord Burleigh, the great statesman of Queen Elizabeth I. The White family remained the significant namesake in Tuxford until 1820 when it



Figure 2.7: A copper alloy trade token dating from 1669. It was issued by Francis Strutt of Tuxford. See Williamson's Trade Tokens Issued in the Seventeenth Century, Nottinghamshire; number 118 (source: finds.org.uk/database/artefacts/record/id/417726).

¹⁹ Throsby (1797).

was sold to the Duke of Newcastle. During the post-medieval era, Trinity College and St John's College (both of Cambridge) were other significant local landowners.

- 2.16 Tuxford was a notable milestone on journeys between north and south. The construction of two wooden bridges, one at Newark in 1175, and a second at South Muskham in the thirteenth century reinforce the importance of the route between York/Durham and London. In 1503, Margaret Tudor, the sister of the future King Henry VIII, passed through en route to Scotland. She stayed at The Crown Inn (on the present day site of the Newcastle Arms), a building 'chiefly byled of tymber, and consisted of five bays of buildings, the whole of which was covered with thatch'²⁰.



Map 8: Left, Herman Moll's map of Nottinghamshire dated 1724 (source: <http://www.nottingham.ac.uk/manuscriptsandspecialcollections/exhibitions/online/laxton/medievallaxton.aspx>) and right, transport map from 1720 showing coaching routes.

- 2.17 Transport is a key theme in Tuxford's historic development. The Tudor and Stuart period saw Tuxford establish itself as an important coaching stop on the Great North Road. In 1635, the inland postal service was instituted with a post office established at The Crown Inn in Tuxford. Scrooby had the next posting station northwards, whilst Newark possessed the next to the south. At this time, the Great North Road ran from Markham Moor to Barnby Moor via the Jockey House and Rushy Inn. William Uvedale, the Treasurer at War, wrote to Matthew Bradley (Deputy Treasurer) in a letter dated 1640 and consequently quoted in the State Papers, "about Tuxford is the most absolutely ill road in the world" (Brown 1896). Similarly, *Paterson's Roads* records that Tuxford was "branded to a proverb for its miry situation"²¹. Despite the grumbles and

²⁰ Cited from Bird (1968).

²¹ Cited from Tymms (1835) *Nottinghamshire*: p.28.

gripes of the muddy roadway, Tuxford was a healthy settlement of some 80 or 90 families (approximately 390 people) at the time of Reformation²².

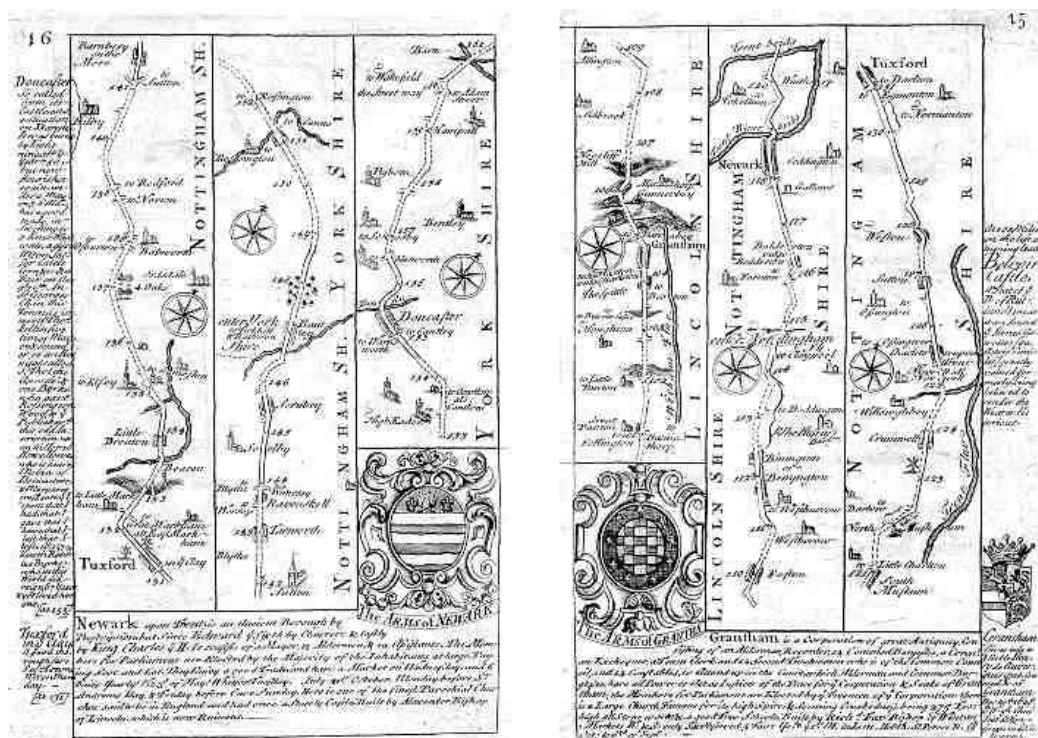


Figure 2.8: Drawings of coaching stops on the Great North Road from 1675. The route north of Tuxford (far left) shows the route via Babworth before the Great North Road was rerouted through Retford (source: www.gracegalleries.com/English_Road_Maps.htm).

2.18 Tuxford was utterly devastated by a major fire in 1702. The Nottinghamshire Quarter Session Rolls, 1703, record:

“Betwixt the hours of five and six at night a dreadful fire broke out by casualty in Tuxford in this County which in less than three hours Burnt down and Consumed the dwelling houses, Barnes, Stables, Cow houses and out-houses of the inhabitants of Tuxford together with their Corn and Hay and most of their several household goods and household Stuff...”.

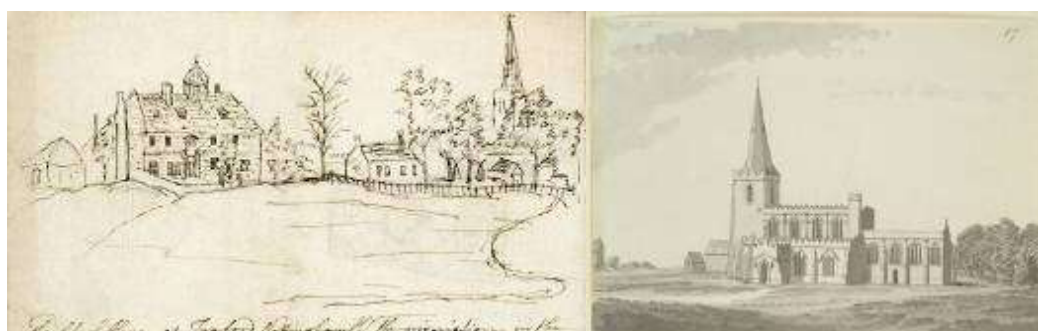


Figure 2.9: Drawings from the 18th century. Left: the school house (source: North East Midlands Photographic Record, 2010); right: the church by Samuel Hieronymus Grimm in 1773 (source: British Library, 2010).

²² Hearth Tax Returns (1663 and 1690).

- 2.19 The fire is reputed to have begun somewhere on Egmonton Street (present day Newcastle Street), but the exact cause is not known. That Samuel Unwin, landlord of a local alehouse, was fined in 1734 for not keeping his chimneys in good repair and that on occasion they were on fire, may suggest a possible explanation²³. With building materials in the post-medieval period likely to have been predominantly timber, mud and thatch in a settlement like Tuxford, this is a plausible argument. The cost of the damage to the township was totalled at £2666 3s 4d and there appears to be evidence of a national collection of alms to rebuild Tuxford²⁴. A strong Georgian townscape subsequently emerged at the junction of the Great North Road and Egmonton Road/Lincoln Road and by the mid-1700s, the population had risen to 100 families²⁵. The comprehensive rebuilding of Tuxford in the 18th century makes it an interesting example of a Georgian township prior to enclosure²⁶.



Map 9: Great North Road. Left: 1799 Enclosure map shows Old London Road bypassed to the south of the town, with the new road cutting through strip fields (source: Nottinghamshire County Council, 2010). Right: Great North Road in 1832 between Balderton to Bawtry (source: Tymms, 1832).

- 2.20 A return made to quarter sessions in 1790 listed 10 market towns in Nottinghamshire, including Tuxford²⁷, which reflects the continuing importance of townships as centres for commerce in rural areas. Pevsner notes the significance of the position of eighteenth century Tuxford at the crossing of the Great North and Lincoln Roads as reasons for it possessing an 'attractive centre'²⁸.

²³ Nottinghamshire Quarter Session Rolls.

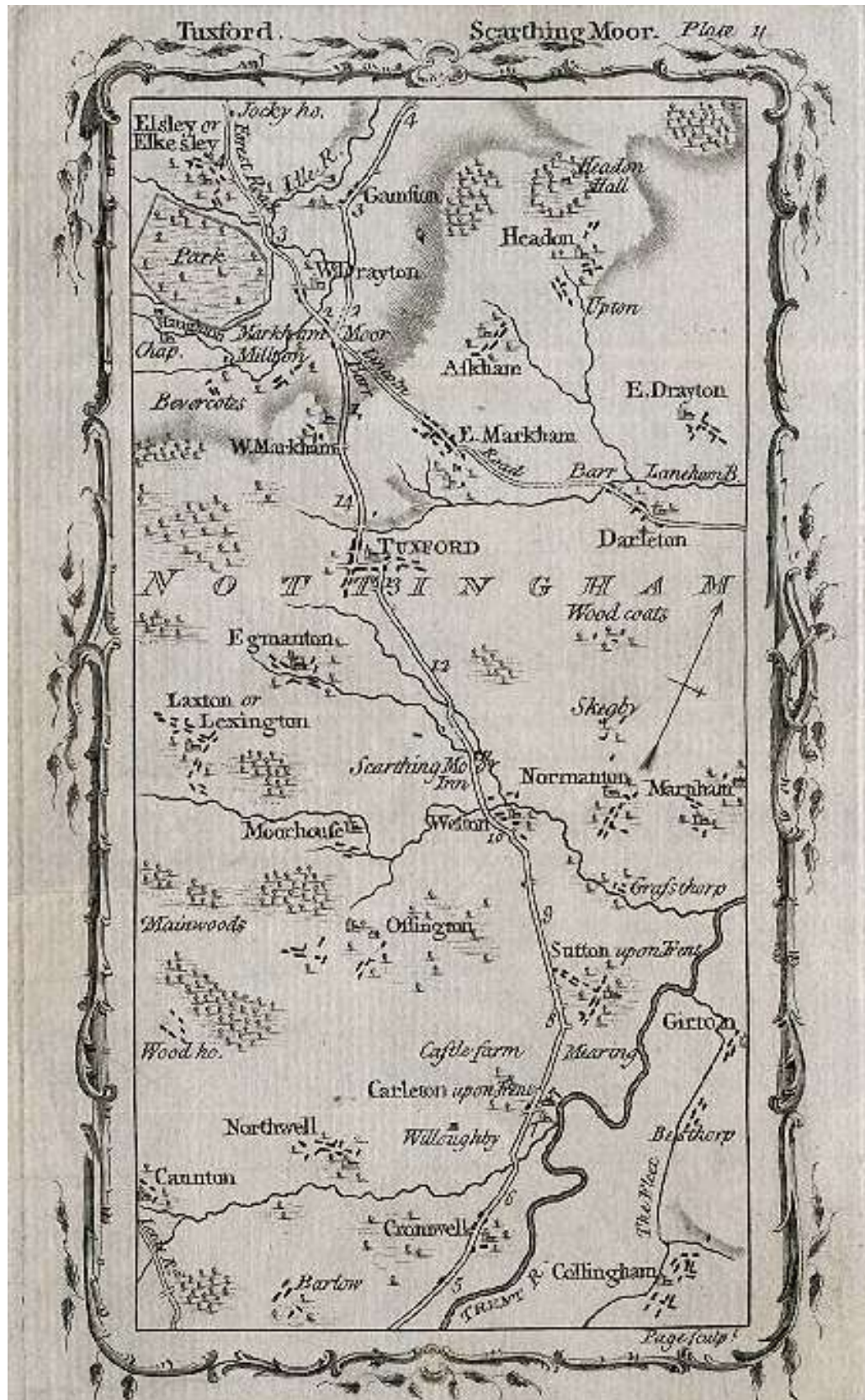
²⁴ See Swift (1979): p.16.

²⁵ Ollard and Walker (1930).

²⁶ It is interesting to note that the Hall, built circa 1785, is not detailed on the Tuxford Enclosure plan of 1799 (see Map 9). This may have been an effort by the White family to maintain privacy and would fit in with the remodelling of the London road at this time away from the hall.

²⁷ Also included were Bingham, Blyth, Mansfield, Newark, Nottingham, Ollerton, East Retford, Southwell and Worksop- see Meaby (1947): p.205.

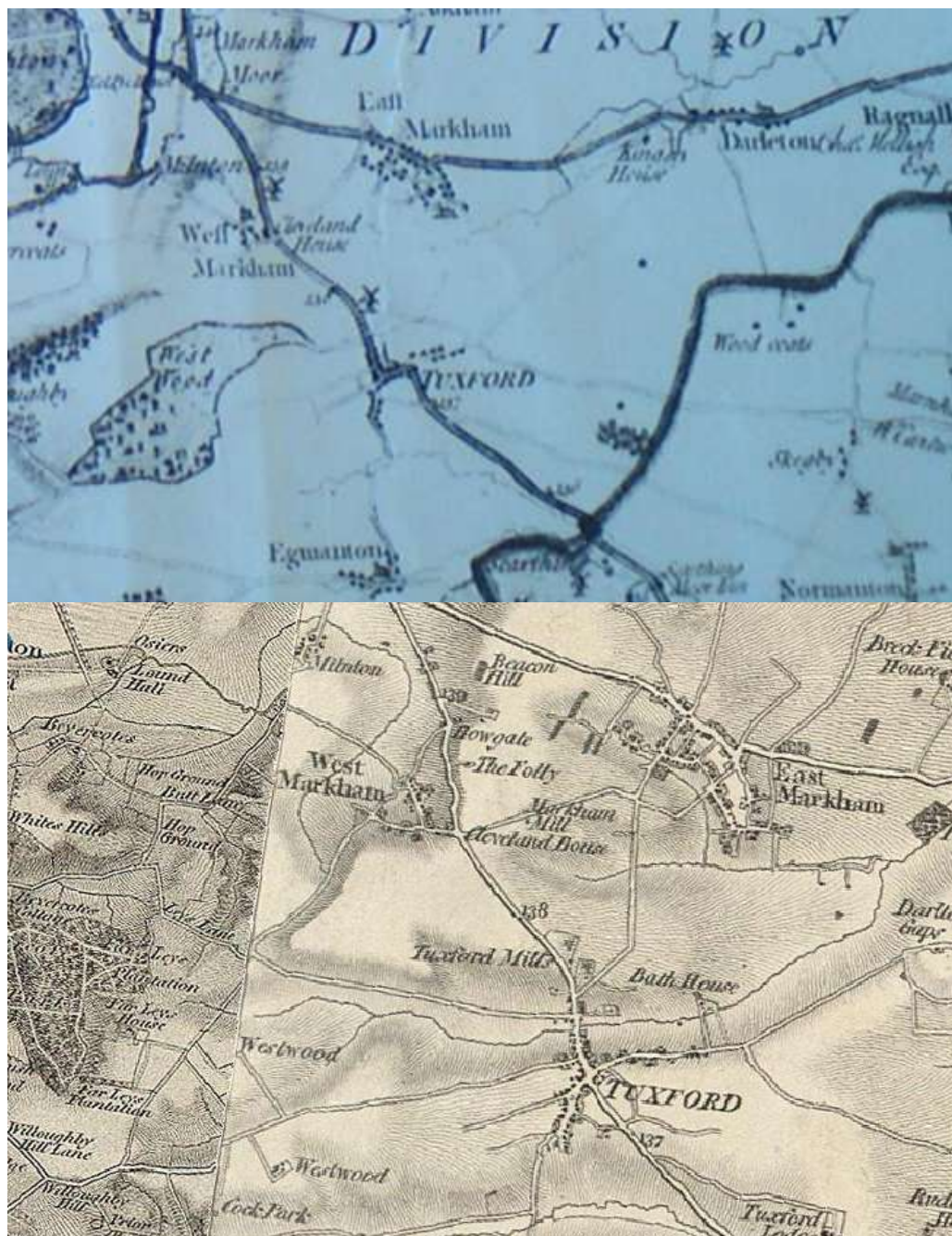
²⁸ Pevsner (2003):p.358.



Map 10: Survey of Great Post Roads, London to Edinburgh by Mostyn John Armstrong, 1776
 (source: http://www.antique-prints-maps.com/acatalog/M_J_Armstrong.html).

- 2.21 The volume of traffic along the Great North Road increased throughout the eighteenth century and a succession of Acts of Parliament, for toll bars and revenue to

subsidise road improvements, were enacted. In 1726, the Great North Road was turnpiked between Spittal Hill in Grantham and Little Drayton (near Markham Moor), passing through Tuxford and toll houses were erected at Balderton and North Muskham. This was followed by a further 54 turnpike Acts for Nottinghamshire, including the 1766 Act, which consolidated further tolls at Little Drayton and Markham Moor. It appears that the Old London Road (leading into Tuxford from the south) was bypassed during the eighteenth century, to run directly north along the present day Newark Road (it originally doglegged northwards along the present A1, joining Lincoln Road (then called Sludge Gate) just before Read's Grammar School on the east side- see maps 9, 10 and 11).



Map 11: Top, Tuxford on the Great North Road (1774 by John Chapman) with a dog-leg route north to south; bottom, after the road is straightened (Ordnance Survey 1 inch, 1824-40).

2.22 By 1832, all of the main arterial roads were considered to be ‘greatly improved’²⁹, with the time taken to travel from Newark to Doncaster reduced from a day to four hours³⁰. This did not, however, necessarily reflect improved travelling conditions. During his early ministerial career as Member of Parliament for Newark, William Gladstone often travelled from Clumber to catch the *High Flyer* that passed onto London after midnight. Once, during 1835, he missed it and so took the postal to Newark, during which misadventure he was involved in a crash³¹.

2.23 Tuxford reached its pinnacle as a coaching stop between 1700 and 1850. In 1689, 52 names from a total of 89 appear on an audit of estates in the town as being worth less than 5 shillings, with 12 names valued at £1 or over and only a single name possessing assets over £4. In 1703, six freeholders could claim estates at £10³², one of whom, Robert Lowther, left an estate of over £350 in 1719. Innkeepers could also claim notable prosperity. William Day, for example, died in 1746 and left a sizeable personal estate of £550, whilst Jonathan Jackson’s inventory for one of Tuxford’s inns illustrates the size and prestige of his rooms that included three parlours (called the *Little*, *Great* and *Shop* parlours), four upper chambers that included the *Great Chamber* and *Red Chamber*, as well as other rooms such as the *Dyers Room*, *New Room*, *Blew Room*, *Yellow Room*, the *Duke of Roxborough’s*, the *Merchant’s*, and the *Little Matted Room*³³. The success of the inns and taverns was widely recognised. Tymms records in 1835 that the ‘...place is now almost made up of inns for the accommodation of travellers; and the complaint of Drunken Barnaby of “bad wines,” is not now applicable’³⁴.

2.24 In 1832, Tuxford boasted nine hotels, inns and taverns³⁵:

<i>Eldon Street</i>	Beerhouse (proprietor: J. Blenkhorne) Blue Bell (J. Woolfit) Coach and Horses (W. Wand) Fox (A. Girton) Rein Deer (C. Laughton)
<i>Market Place</i>	Black Horse (W. Robinson) Newcastle Arms (J. Willmer) Sun (T. Blagg)
<i>Mill Hill</i>	King William IV (J. Moss)

2.25 In 1853, the number of inns had increased to 11, with the additions of the Sherwood Ranger on Newcastle Street and the Fountain Hotel on Lincoln Street. These establishments were no doubt supported by the wide ranging suppliers and services available within the town, including bakers, blacksmiths, boot makers, braziers, bricklayers, butchers, corn millers, curriers, druggists, earthenware dealers, grocers and tea dealers, joiners, linen drapers, milliners and dress makers, rope and twine

²⁹ White (1832): p.54.

³⁰ Smith (2007).

³¹ Bird (1968).

³² Quarter Session Rolls 1703.

³³ Cited from Beckwith (1967): p.65. Probate Inventories appear to reflect prosperity in Tuxford’s inns throughout the 18th century.

³⁴ Tymms (1835): p.28. Tymms refers to Corymbæus (1716) *Drunken Barnaby’s Four Journeys to the North of England* and disparaging comments about Tuxford’s drinking establishments.

³⁵ White (1832): p.392.

makers, saddlers, stay makers, surgeons, tailors and wheelwrights³⁶. Inventories from the eighteenth century demonstrate that Tuxford served as an important local centre for the collection and distribution of services and materials throughout the Georgian period³⁷, a trend that is clearly sustained into the Victorian period. In 1851, for example, Tuxford could still be identified as a thriving coaching stop, with an umbrella repairer, coal merchants, home-made sweet shops, a chemist, vet and lawyer³⁸. It is also interesting to note that a gas company was established in Tuxford in the 1850s³⁹, reflecting innovation in other fields (the gas works can still be seen on Lincoln Road, north side).

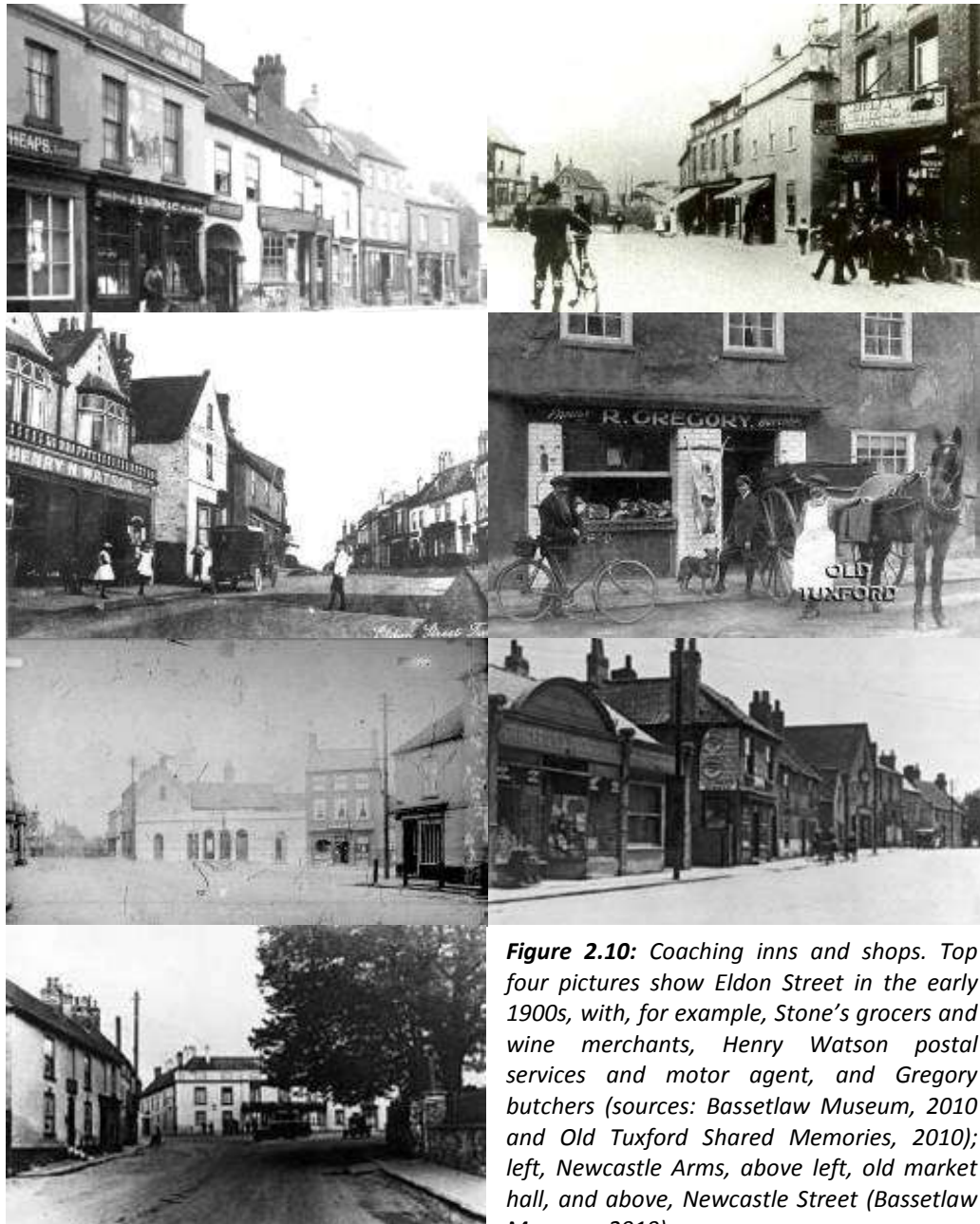


Figure 2.10: Coaching inns and shops. Top four pictures show Eldon Street in the early 1900s, with, for example, Stone's grocers and wine merchants, Henry Watson postal services and motor agent, and Gregory butchers (sources: Bassetlaw Museum, 2010 and Old Tuxford Shared Memories, 2010); left, Newcastle Arms, above left, old market hall, and above, Newcastle Street (Bassetlaw Museum, 2010).

³⁶ White (1835): p.390-393.

³⁷ Beckwith (1968).

³⁸ Kelly & Co (1855).

³⁹ Ibid. The Directory records that the '...town, consisting of several irregular streets, is partly paved and is lighted with gas by a company, formed in 1856...', pg.1343.



Figure 2.11: Tuxford as a staging post. Left: the former Red Lion (now Newcastle Arms) and mail house have long symbolised Tuxford's coaching stop role (source: Bassetlaw Museum, 2010); right, Northern Mail Coaching advert, which lists Tuxford on its London to Scotland carriers (source: Ottewell, 2004).

- 2.26 Local education is another example of Tuxford's historic service centre role. Tuxford's local library, for example, is housed in a 17th century building that was originally the *Read Grammar School*. The school was founded in 1669 at the bequest of Charles Read (1604-1669), who was born in nearby Darlton, and became a wealthy shipper in Kingston upon Hull. Read also founded grammar schools at Corby Glen in Lincolnshire and Drax in Yorkshire. The workhouse could be found on Newcastle Street⁴⁰.



Figure 2.12: Read Grammar School in 1905 and dedication to Charles Read (source: Bassetlaw Museum, 2010).

- 2.27 Other community facilities included a spring of cold water at Holywell on Lincoln Road said to be a cure for rheumatism and scurvy⁴¹. A bathhouse was built at Holywell in 1801 by Sir Thomas White, but was soon demolished after the Duke of Newcastle bought Tuxford manor for £65,000⁴². A new bathhouse with plunge and swimming bath was erected behind Station Terrace near the Fountain Hotel, also on Lincoln Road, but this too appears disused by 1870.
- 2.28 Tuxford also possessed a lock-up, one of three surviving in Nottinghamshire. Built in 1823 it stands on the green on Newcastle Street. It has two separate cells, each with an earth closet. Ventilation was achieved through portholes with iron bars on the front and back walls. In 1884 an extension was added to the back of the lock-up to house

⁴⁰ White (1832).

⁴¹ Post Office Directory (1876): p.889.

⁴² Rowdy youngsters on Sundays have been cited as a reason for the closure.

Tuxford's fire engine⁴³, although this has since been demolished. A police house was located nearby on Eldon Street. By the 1900s, however, the lock-up is believed to have changed use to a mortuary for a local doctor⁴⁴. The pinfold, which remained in use until the 1920's, was located directly behind the lock-up. By comparison, the Farnsfield lock-up, which is another surviving example in Nottinghamshire, is a much simpler brick structure, making Tuxford's lock-up an important example. It was lucky to escape demolition in the 1970s⁴⁵.



Figure 2.13 (above): The village lock-up with fire engine shed to rear (source: NE Midlands Photographic Record, 2010). **Map 12 (right):** 1912 OS map showing lockup and fire engine station (source: Nottingham City Council/BDC, 2010).

2.29 The lock-up presumably served a much needed local use, noting the high number of local drinking establishments. The influx of workers on the railway lines from the middle of the nineteenth century is also cited, suggesting that migrant workers ('navvies') were fond of spending their daily wages on drink and trouble⁴⁶. Broader concerns about the impact of drinking appear to have had other impacts, with a Temperance Hotel established on Eldon Street at the end of the nineteenth century.

2.30 The local Methodist Church on Newcastle Street was erected in 1841 at a cost of £400 and was first used by another Free Church community. The Methodists originally worshipped in a chapel at the top of Blue Bell Yard and the Primitive Methodists worshipped in a 'Tin Chapel' on Lincoln Road. The Wesleyans moved into the Newcastle Street premises towards the end of the nineteenth century. The Sunday School used to meet in the building, which was the residence of the caretaker,



Figure 2.14: Abstinence. Left, top and bottom, The Temperance Hotel on Eldon Street (top and bottom) (source, Old Tuxford Shared Memories, 2010); right, the Methodist Church, erected as a Free Church in 1841 (source: Bassetlaw Museum, 2010).

⁴³ The fire engine's exact fate is unknown, although it is rumoured to be on display in a museum in the south of the country.

⁴⁴ The last prisoner is recorded as being 'Price'. Swift (1979): p.91.

⁴⁵ Ibid. (1979); p.91.

⁴⁶ Bird (1968).

until the building of the present Sunday School in 1907.

- 2.31 Another interesting local heritage asset is the Rebel Stone, erected on the original Great North Road (now the B1164 to Weston, south of Tuxford)⁴⁷. The rectangular stone is about two metres high, with a defaced inscription said to have been inscribed 'Here lies a rebel, 1746'⁴⁸. The most widely held explanation is that the stone marks the burial place of a Scotsman who fell in the Jacobite rebellion of 1745-6, perhaps whilst attempting to escape en route to the Tower of London⁴⁹.



Figure 2.15: Rebel Stone.
Source: Godson, 2004.

- 2.32 Near to the Rebel Stone is the former Clinton Gardens. These appear on most historic maps throughout the nineteenth century, as do America Gardens adjacent to Mill Mount. Both were probably created when the Duke of Newcastle took over the manor, but the lands are clearly in the ownership of the White family in 1799.



Map 13: Enclosure maps from 1799.
Note the distinctive settlement form along the Great North Road and the Egmonton/Lincoln Roads and the outlying pattern of field boundaries (source: Nottinghamshire County Council, 2010).



⁴⁷ It has been claimed that the rebel stone was moved with the widening of the Great North Road in the 1930s and that excavations revealed that there was no body remains (pers. comm. 2011).

⁴⁸ English Heritage (2010).

⁴⁹ Swift (1979).

2.33 Tuxford Hall, rebuilt near the site of the old hall in 1785 and surrounded by small pleasure grounds, was a residence of the White family (although their main residence was Wallingwells from 1698). In the grounds once sat a stone cross, which formerly stood on the highest hill on the Thoresby estate. It was erected at Kneesall in August 1798 by Earl Manvers to commemorate the victory at the Nile. The cross was given a new base to celebrate Victoria's Jubilee. It returned to Thoresby in the early 1900s⁵⁰. It is interesting to note that part of Ollerton Road was called Manvers Street during the nineteenth century (Manvers House reminds us of this historic connection).

2.34 The population of Tuxford was 1,113 by the 1830s, with some 232 houses following the 1799 Enclosure Awards. It has been argued that enclosure came late to Tuxford due to opposition from a strong body of freeholders⁵¹. Throsby notes in Thoroton that although John White was the chief landowner, St John's College, Cambridge, received an allotment of 77 acres following enclosure. There does not appear to be a great division, however, between proprietors and tenant farmers, with evidence of farms held in partnership⁵² and freeholders charged for land in addition to their own holdings in excess of that on their own land⁵³. It is clear, nonetheless, that agriculture was a key part of Tuxford's community and economy throughout the eighteenth and nineteenth centuries.



Map 14: Tuxford Market Place in 1875.
Source: Nottingham City Council.



Map 15: Cattle Market between Great North Road and Clark Lane in 1900 (source: Nottingham City Council/ BDC, 2010).

2.35 The annual fairs and weekly markets had been an important element of Tuxford's agricultural output since the medieval period. In addition to the ancient fair held in May for cattle, sheep, pigs and poultry, a further fair was held in September for the sale of hops. Employment provided by cultivation and harvest was of local importance to the labouring classes, as well as ancillary occupations such as coppicing and sack manufacture. The market was held in open air until 1852, when the Duke of Newcastle built a market hall with arches and iron railings (see figure 2.15, below). The May fair continued into the early twentieth

century, primarily for cattle. In 1899, Tuxford Cattle Market Company was formed to oversee the fair. In 1910, it recorded 443 cattle, 3496 sheep and 211 pigs. The fair was spread over the centre of Tuxford with a variety of attractions. A local shopkeeper is

⁵⁰ Stapleton (1912).

⁵¹ Chambers (1966).

⁵² Quarter Session Rolls, 1703.

⁵³ Beckwith (1967).

known to have employed a boy at fair time to steward animals away from the shop front⁵⁴.



Figure 2.16: Rural life in the early 1900s. Top left, cattle herding on Newcastle Street (source: NE Midlands Photographic Record, 2010); top right, the hunt meets outside the Newcastle Arms in 1909 (source: Bassetlaw Museum, 2010); middle, the cattle fair in 1910 (source: Bassetlaw Museum, 2010); bottom, fairground attractions in the 1920s (source: North East Midlands Photographic Record, 2010).

2.36 Excavations to lay gas mains in the early 1900s uncovered what may have been remains of a market cross, as well as some curious clay weights⁵⁵. Later twentieth century excavations for highways works have also confirmed the use of Mercian Mudstone paving setts⁵⁶. This confirms evidence from nineteenth century historical

⁵⁴ Swift (1979): p.83.

⁵⁵ Post Office Directory (1904).

⁵⁶ The field buried by the A1 embankment on the south side of Lincoln Road was a noted source of paving. In addition, the base of the tower and nave west wall of St Nicholas Church is built of mudstone.

sources that Tuxford was at least partly paved in the post-medieval period⁵⁷. A Victorian gas lamp and finger post survives, but this originally sat in the middle of the Market Place next to a water pump and trough (see figure 2.17 below).

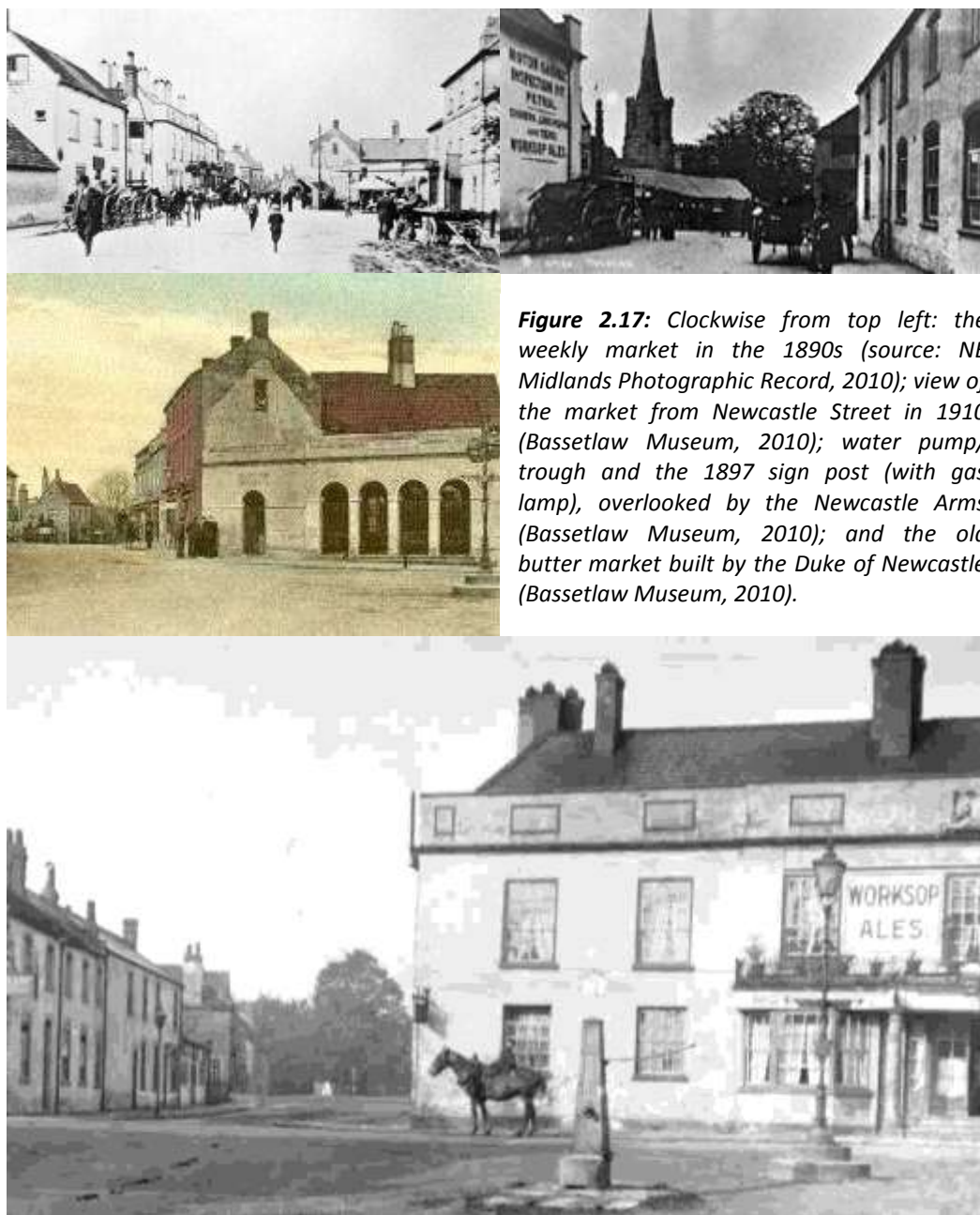


Figure 2.17: Clockwise from top left: the weekly market in the 1890s (source: NE Midlands Photographic Record, 2010); view of the market from Newcastle Street in 1910 (Bassetlaw Museum, 2010); water pump/trough and the 1897 sign post (with gas lamp), overlooked by the Newcastle Arms (Bassetlaw Museum, 2010); and the old butter market built by the Duke of Newcastle (Bassetlaw Museum, 2010).

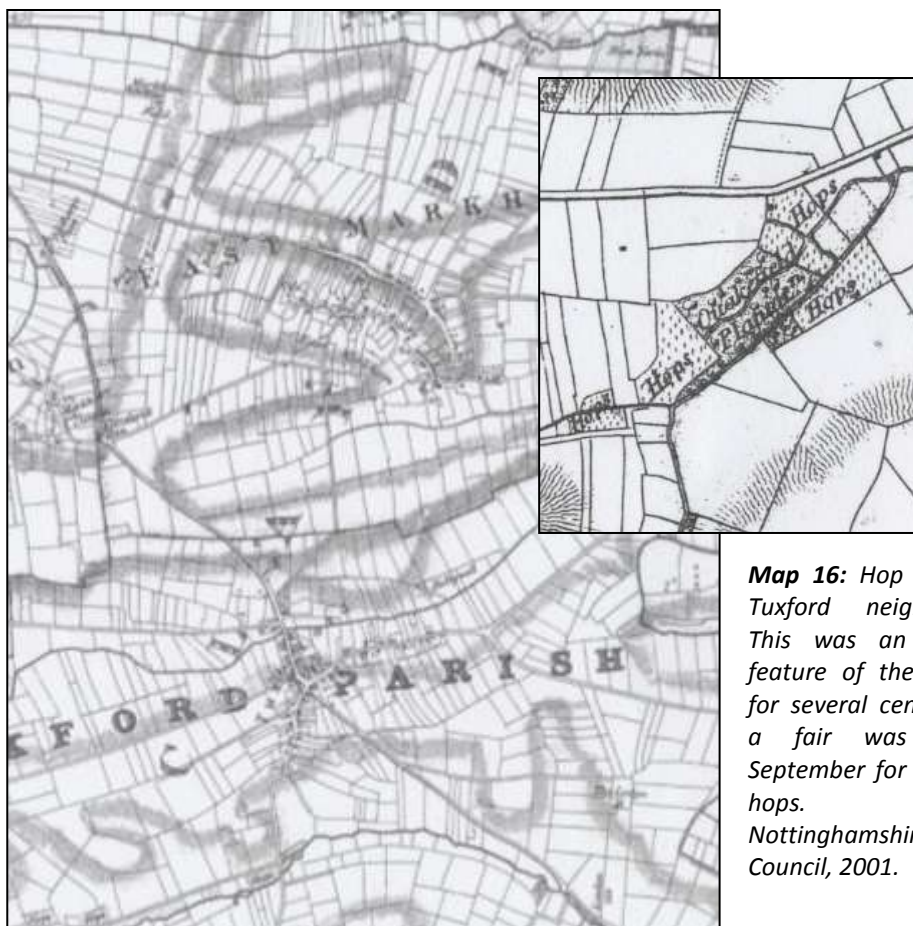
2.37 In addition to Tuxford's agricultural commerce, the parish involvement in hop growing is noteworthy. Throsby noted the pleasing appearance of Tuxford's 'spiral plantations of hops'⁵⁸. Historic mapping shows extensive hop growing in the wider parish (see map 16 below, for example). White's 1832 Gazetteer records 54 hop growers in the parish and neighbourhood. Nottinghamshire was one of the few counties to achieve areas of hop growing in excess of one hundred acres and thus 'held a degree of regional importance'⁵⁹. The North and South Clay Wapentakes, stretching from Southwell to

⁵⁷ E.g. Kelly & Co (1855).

⁵⁸ Throsby (1797) *Thoroton's History of Nottinghamshire* p.225.

⁵⁹ Pocock (1964): p.17.

Retford, with their heavy loamy clay, possessed some thirty-five parishes with hop yards, including Tuxford. It is widely believed that hop growing was well established in the area by the middle of the seventeenth century⁶⁰. The titled estates to the west of Tuxford - Clumber, Rufford, Thoresby, and Welbeck - were known to have been experimenting with the hop plant on a small scale⁶¹. It is interesting to note that Trinity College, Cambridge, appears on a number of land parcels associated with hop yards (Hop Yard Lane off Egmanton Road, for example, south of Tuxford on the 1799 Enclosure Awards), bearing in mind that Stourbridge in Cambridgeshire was the nearest significant hop fair.



Map 16: Hop growing in Tuxford neighbourhood. This was an important feature of the landscape for several centuries, and a fair was held in September for the sale of hops. Source: Nottinghamshire County Council, 2001.

- 2.38 The Keuper Marl areas of Bassetlaw, however, only supported a very coarse variety of hop, considered to be inferior to those grown in the south east of the country. Hop production dropped significantly after the 1840s and the September fair in Tuxford ceased. The reasons for this decline are complex. The hop duty on yield fluctuated, which could prove unprofitable on years of heavy rainfall. It was expensive to produce, moreover, as much as six to seven times that of grain⁶². The advent of the railway, bringing with it industrial competition, coincided with the period between 1839 and 1845 when hop growing was a losing concern due to sustained inclement weather. Nottinghamshire's hop growing acreage halved from 750 acres during the 1840s. By 1866 this had fallen to 76 acres and was virtually non-existent by 1892.

⁶⁰ More generally, barley for malt and ale-brewing was a significant industry in Nottinghamshire (there were several malthouses in Tuxford).

⁶¹ Pocock (1964). The Earl of Scarborough is often mentioned as an exemplar of hop cultivation techniques.

⁶² Ibid.



Map 17: Tuxford in 1875-85, showing street plan and surrounding rural landscape (source: Nottingham City Council/ BDC, 2010).

- 2.39 The Keuper Marl has been a resource for local industry in other ways, including for example, brick making. There were several known brickyards in Tuxford parish, including at Stone Road End close to the railway crossing, as well as brick kilns close to the Great North Road on Cleveland Hill. The Keuper Marl contains small bands of hard sandstone and much of this has been quarried for roadways, including from Stone Pits Field (opposite Tuxford Hall).



Figure 2.18: Industrial Tuxford. Left: Mill Mount from Eldon Street in the early 1900s with the malthouse in the middle distance at the foot of the hill. Right: the windmills circa 1890s. Source: NE Midlands Photographic Record, 2010.

- 2.40 Tuxford's nineteenth century industrial development can still be traced in the built environment. The remains of a malthouse at the junction of Bevercotes Road with Great North Road is a good example of this. There were a number of malthouses in



Map 19: Ordnance Survey map from 1945 showing road and rail network (source: http://vision.port.ac.uk/place/place_page.jsp?p_id=7802&st=TUXFORD).

- 2.41 The Great Northern Railway (GNR) opened the East Coast Main Line through Tuxford in 1852. The GNR Tuxford Station sat on the east side of the town and was served by local trains stopping at Newark-on-Trent and Retford. Sludge Gate was renamed *Station Street* at this point. In 1897, The Lancashire, Derbyshire and East Coast (LD & EC) Railway opened a line through Tuxford from west to east, linking Chesterfield with

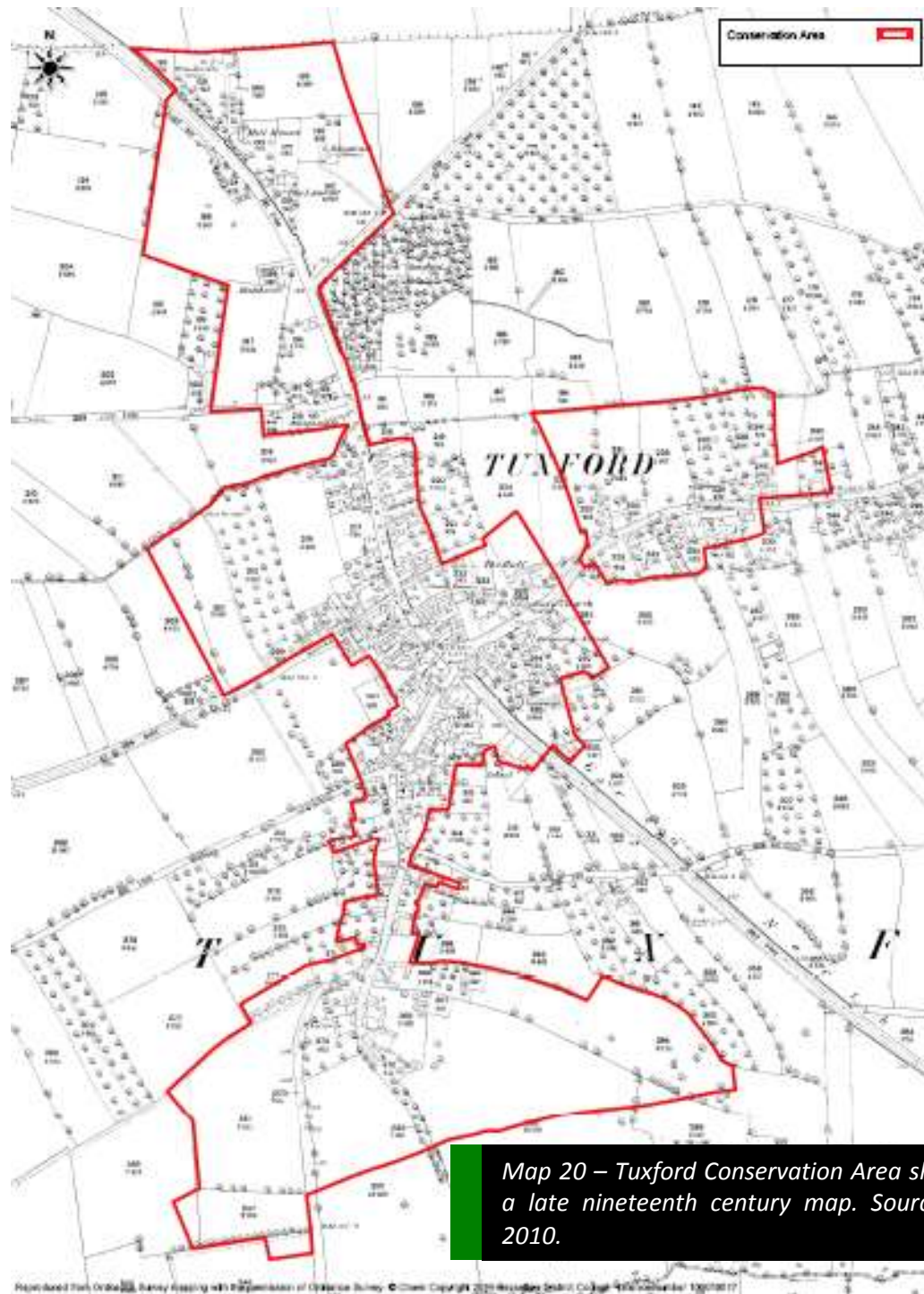
Lincoln. This was styled as “The Dukeries Route”. A station was erected on Egmonton Road called *Tuxford Town*, leading GNR to call its station *Tuxford North*. In 1907, Great Central Railway took over the Sheffield to Lincoln LD & EC line and renamed the Egmonton Road station *Tuxford Central*. *Dukeries Junction* station was located where the two railways crossed, with a split-level arrangement of platforms existing solely as an interchange point surrounded by open fields. This gave Tuxford the dubious honour of possessing three stations, remarkable given its relative size, but once again demonstrating Tuxford’s geographic situation as a transport and communication hub. In March 1950, however, British Railways closed Dukeries Junction station, which had received minimal use throughout its life. In July 1955, Tuxford North closed and withdrew passenger services from the former Lancashire, Derbyshire and East Coast Railway line in September of the same year, resulting in the closure of Tuxford Central.



Figure 2.20: Post-war Tuxford. Note the addition of the green island to the Market Place.
Source: NE Midlands Photographic Record, 2010 and Old Tuxford Shared Memories, 2010.

- 2.42 The general decline in Tuxford’s service centre role was keenly felt in the latter half of the nineteenth century. The market was considered to be of little consequence by

1865⁶⁵ and did not survive significantly into the twentieth century. The old market hall stood derelict for some years before being sold in 1929 to Mr C. Talbot. Soon after it was demolished (it was replaced with the Excelda Café building, although part of the right hand side wall remains in the present day shop between Excelda and the Tall House). Read Grammar School was also closed in the early twentieth century.



2.43 The increased volume of traffic along the Great North Road into the middle of the twentieth century had a significant impact on Tuxford. The addition of a green island

⁶⁵ White (1865).

to the old market place changed the character of the old market place, although the openness of the road congruence was retained. The bypassing of Tuxford on the A1 in the 1960s, however, removed the weight of traffic from the centre and led to changes in the highways priorities (in addition to new signage clutter). The new bypass, nonetheless, was heralded as a ‘fine piece of engineering’⁶⁶. It is interesting to note that a section of the new bypass follows in part the Old London Road as it was prior to turnpike improvements in the eighteenth century (see map 11).



Figure 2.21: Tuxford was bypassed by the A1 in May 1968. Source: Dolby, 2000.

- 2.44 The perception of decline in Tuxford’s built environment is epitomised significantly by Tuxford’s recent classification as a Conservation Area ‘at risk’, with a high number of derelict, empty or dilapidated historic buildings⁶⁷. This perception, however, is far more complex under the surface. The most significant constant of Tuxford’s recent past is transport and communication, notably the importance attached to the Great North Road as a route between north and south. Consider also the impact of the inland postal service in the seventeenth century; the improvement of the turnpikes in the eighteenth; and the function and service provided by coaching inns and shopkeepers through to the nineteenth and early twentieth century. Although at the end of this chronology we might conclude that a perceived golden era of coaching stop function ended in the latter half of the nineteenth century, we may also acknowledge that Tuxford has weathered many social and economic fluctuations since the medieval period, including major fires, changes to industrial practices and sustained competition resulting from transport expansion. We might also observe that Tuxford has a colourful and interesting past (the lockup, for example) rather than a static golden past. We may, therefore, draw some positive conclusions from Tuxford’s historic built environment. It possesses, for example, a distinct Georgian historic core with a high number of good vernacular buildings that tell us much about Tuxford as a coaching stop. Tuxford also possesses a number of individual assets that help illustrate the

⁶⁶ Swift (1979): p.18.

⁶⁷ English Heritage (2010).

distinctiveness of the historic environment, from the lock-up and rebel stone, to the windmill, grammar school and gas lamp finger post.

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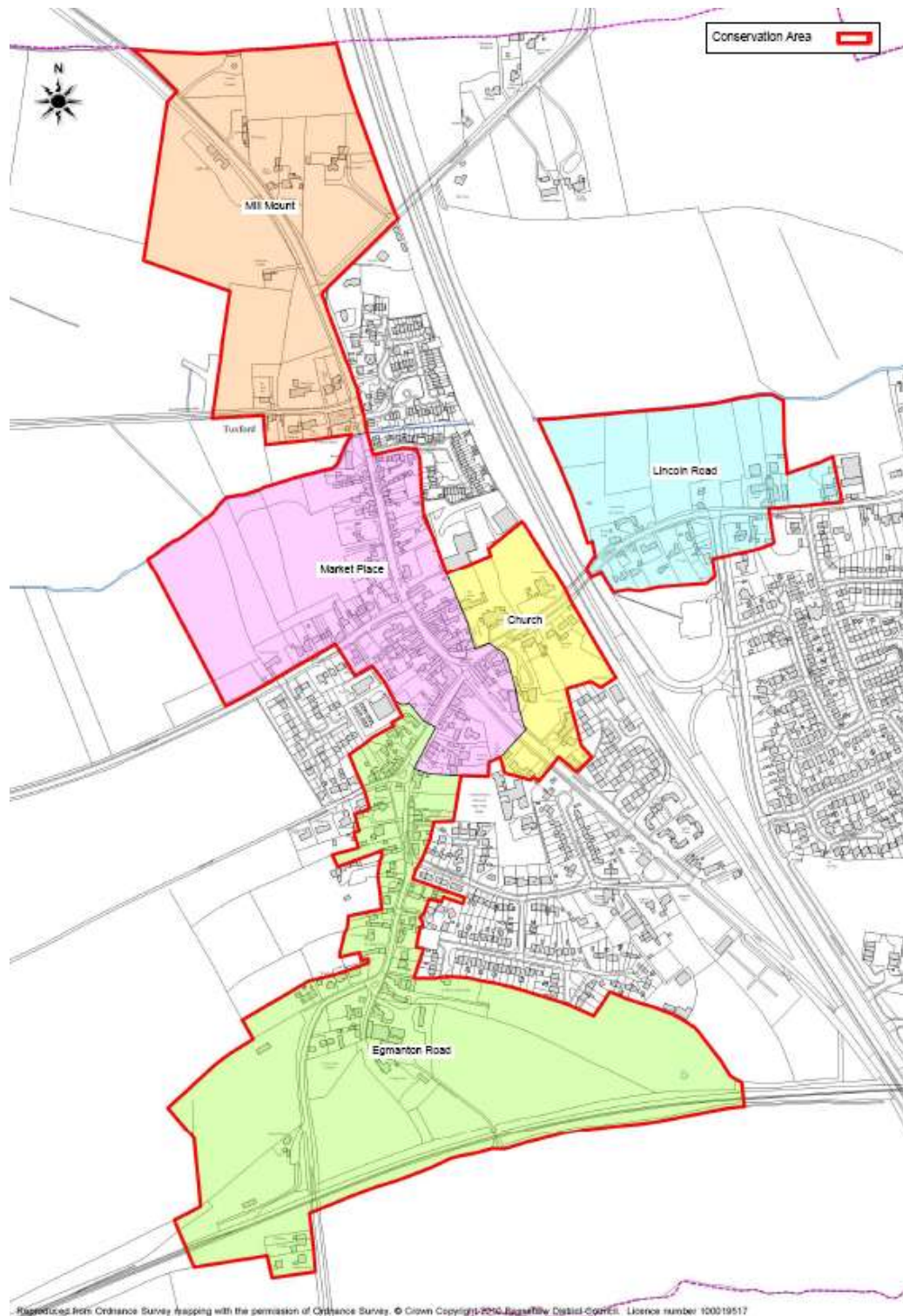


3. Character areas

Character areas

- 3.1 In Conservation Areas, discernable character areas are often evident. Such areas might be characterised, for example, by Georgian, Victorian or later residential developments, or may reflect original functions and uses such as industrial, commercial, transport or civic related activity.
- 3.2 Tuxford Conservation Area can be divided into five character areas:
- a) Market Place area: This area is focussed on the core of the historic market town at the crossroads between Newark Road, Newcastle Street, Lincoln Road and Eldon Street and northwards along the Great North Road, including Ollerton Road. The urban core area is characterised by Georgian style buildings of two and three storeys in red brick, with clay pantile roofs or slate roofs and large painted square sliding sash windows. Many buildings have rendered or painted façades. Both Eldon Street and Ollerton Road contain a wider mix of vernacular buildings from the eighteenth to the twentieth century;
 - b) St Nicholas Church area: This area includes the Church of St Nicholas and churchyard. It is predominantly characterised by a number of large houses set in large plots, such as Tuxford Hall, The Chantry and The Old Vicarage, as well as important historic civic buildings that include Read's Grammar School, The Old School House and the Victorian school house. There are also a number of large, fine mature trees;
 - c) Egmanton Road area: This area is predominantly rural in character, covering Newcastle Street between Egmanton Road and College Farm in the south and the lock-up and Long Lane in the north. The street character along Newcastle Street is transitional from the Market Place Character Area. The coaching inn service elements start to become fragmented by a rural street pattern, where the principal historic character is defined by cottages and farmsteads. The lock-up is unusual and is a focal structure in the streetscape;
 - d) Lincoln Road area: Despite being annexed from the historic urban core of the market town by the A1, this area possesses a strong rural character with a number of historic cottages and farmsteads;
 - e) Mill Mount area: Mill Mount is an important topographical feature and can be seen from a wide range of vantage points inside and outside of the Conservation Area. There is also an attractive grouping of buildings on the hill and positive hedges and trees throughout. The former malthouse on Bevercotes Lane and the windmill reflect Tuxford's industrial heritage.
- 3.3 These character areas illustrate the distinctiveness of Tuxford's history. The urban core of the former staging post in the Market Place area, for example, provides physical clues to Georgian town planning, whilst the rural characteristics seen in the Egmanton Road, Lincoln Road and Mill Mount areas reflect the importance of eighteenth and nineteenth century agriculture and industry to the service economy of the township. The polite architecture characteristic of the Church area highlights Tuxford's growth and the general importance of Tuxford in the post-medieval landscape.

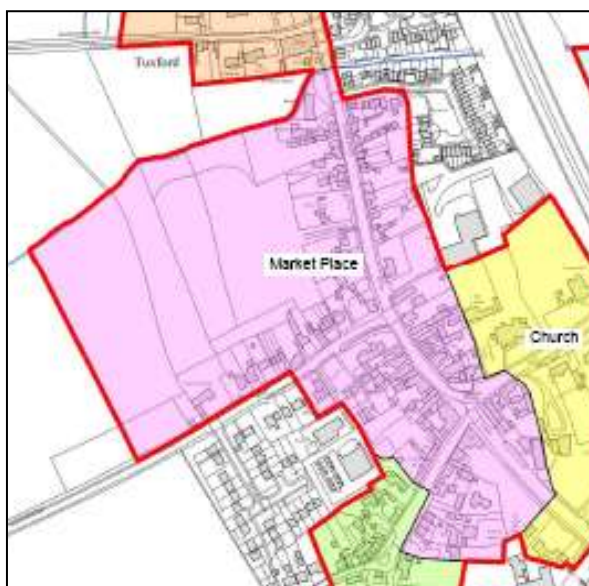
- 3.4 These character areas are tied together by Tuxford's historic relationship with the Great North Road. Although the A1 has had a material impact on the character of Tuxford's historic environment, the general quality of historic buildings and streets remains composite and significant.



Map 21 – Tuxford Conservation Area character areas. All areas are physically interrelated by the road network that meets at the central Market Place and there are spaces of transition between the character areas.

Market Place Character Area

- 3.5 The Market Place is the historic centre of Tuxford, where the Great North Road intersects with the Lincoln and Egmont roads. This central area has long been the focus for local trade, commerce and civic activity.
- 3.6 The overriding character is that of the Great North Road, the historic north to south turnpike road that connected York with London.
- 3.7 The neat Georgian townscape around the old market place is an important element of the character area, with a high concentration of significant heritage assets, including former inns, shops and houses. Rear courtyards, alleyways and mews cottages are also a characteristic.



Map 22 – Market Place Character Area. (reproduced with permission from Ordnance Survey, licence no.100019517).

Layout and plan form

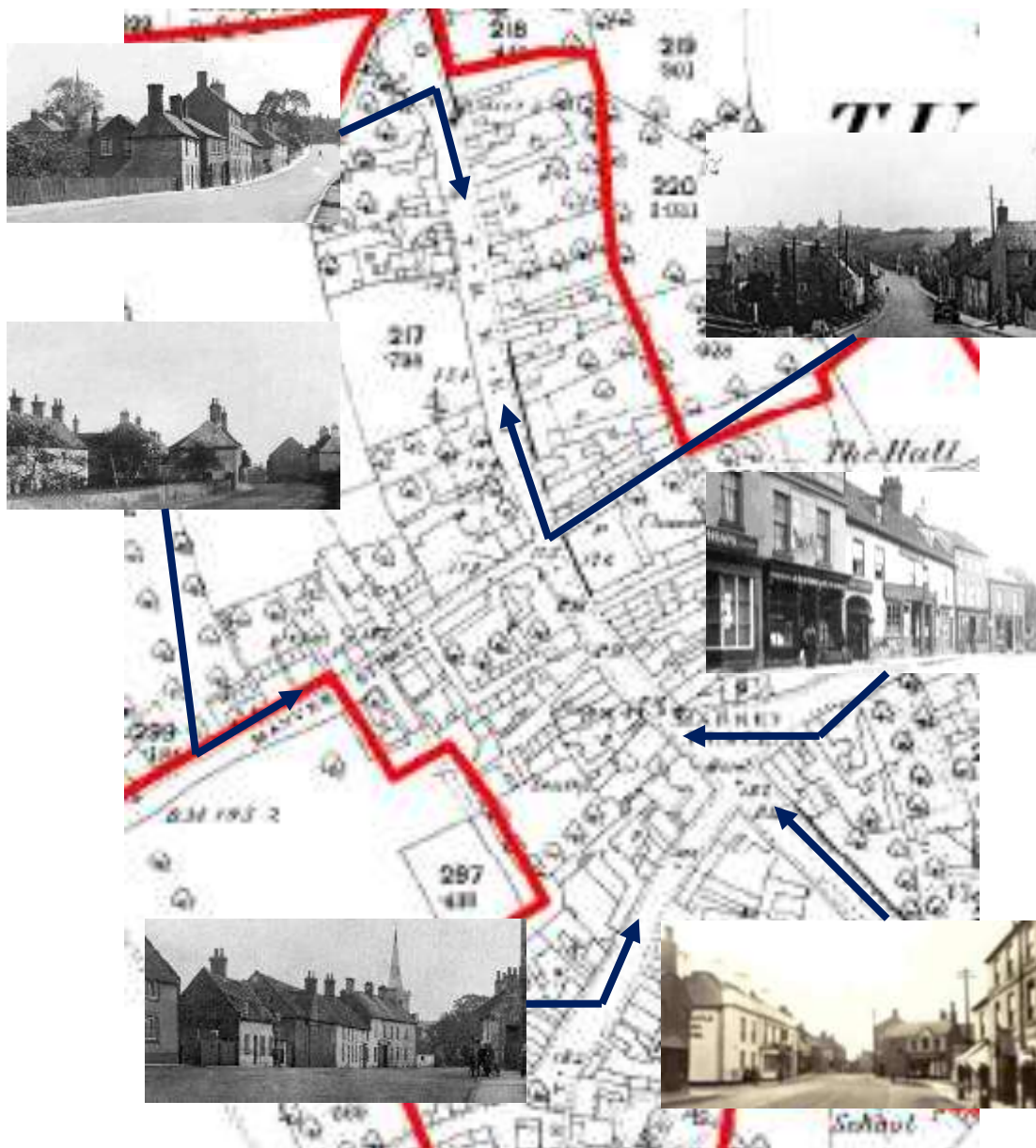
- 3.8 The Great North Road is the key character trait of the area, with historic inns, shops and buildings fronting the street in a tight urban grain of rectilinear blocks between the Ollerton Road junction and the Market Place, often with extensive rear courtyards and service wings. This reflects the historic burgage plot layout of Tuxford and the impact of eighteenth-century Georgian town planning prior to Enclosure in 1799 (see map 25, below). The scale of built form and the intensity of building are generally consistent, with uninterrupted building lines radiating from the Market Place along Eldon Street and Newcastle Street.



Map 23: Building layouts on Eldon Street in 1897 (source: BDC, 2010).

- 3.9 North of the Ollerton Road junction, descending downhill and on Ollerton Road itself, building lines are broken by historic orchards or later infill development. Although the intensity of built form lessens further away from the Market Place, layouts remain characterised by clusters of historic tight knit houses and cottages in former burgage plots that generally front onto the road, although occasional properties face gable end to the road. A small number of double pile cottages also appear. The

occasional infill plots on open spaces between historic building clusters belong to late nineteenth and twentieth-century houses and villas. Number 2 Ollerton Road is a focal building at the junction with Eldon Street.



Map 24: Market Place and Eldon Street at the end of the nineteenth century (sources: Bassetlaw Museum and BDC, 2010).

3.10 The Market Place layout is dominated by the highway junction where Newark Road meets Eldon Street/Lincoln Road. The Newcastle Arms, which is built in a quadrangle plan around a courtyard, overlooks the west aspect of this area and is a focal building, possessing a fine stuccoed Georgian frontage with a central Doric porch. Former service elements and associated farm buildings to the rear of the Newcastle Arms run along Newcastle Street.



Figure 3.1: The Newcastle Arms has long been a focal building on the Market Place (source: Bassetlaw Museum, 2010).



Map 25: 1799 Enclosure Awards. Note the reference to 'Fromp Bridge Street' on present day Eldon Street, a reference related to the bridge over The New Drain that watered hop yards (source: Nottinghamshire County Archives, 2010).

3.11 The line of the old market hall is maintained by its replacement, the Edwardian café house (now a hair salon), with remnants of the hall creating a link to 6 Market Place (currently being used by an accountancy firm). Opposite, numbers 8 and 10 provide further enclosure of the Market Place, with roadways flanked by key buildings such as 11 (The Georgian House) and 1 Newcastle Street (Sun Inn). Again, perpendicular ancillary buildings and rear courtyards are typical.

3.12 Opening out eastwards from the Market Place, Lincoln Road is characterised by the Church of St Nicholas, with the surrounding churchyard and several large private and civic buildings in generous plots creating a distinctive character area.



Figure 3.2: The raised churchyard is an attractive contrast to the density of built form on the Market Place and Eldon Street (source: BDC, 2010).

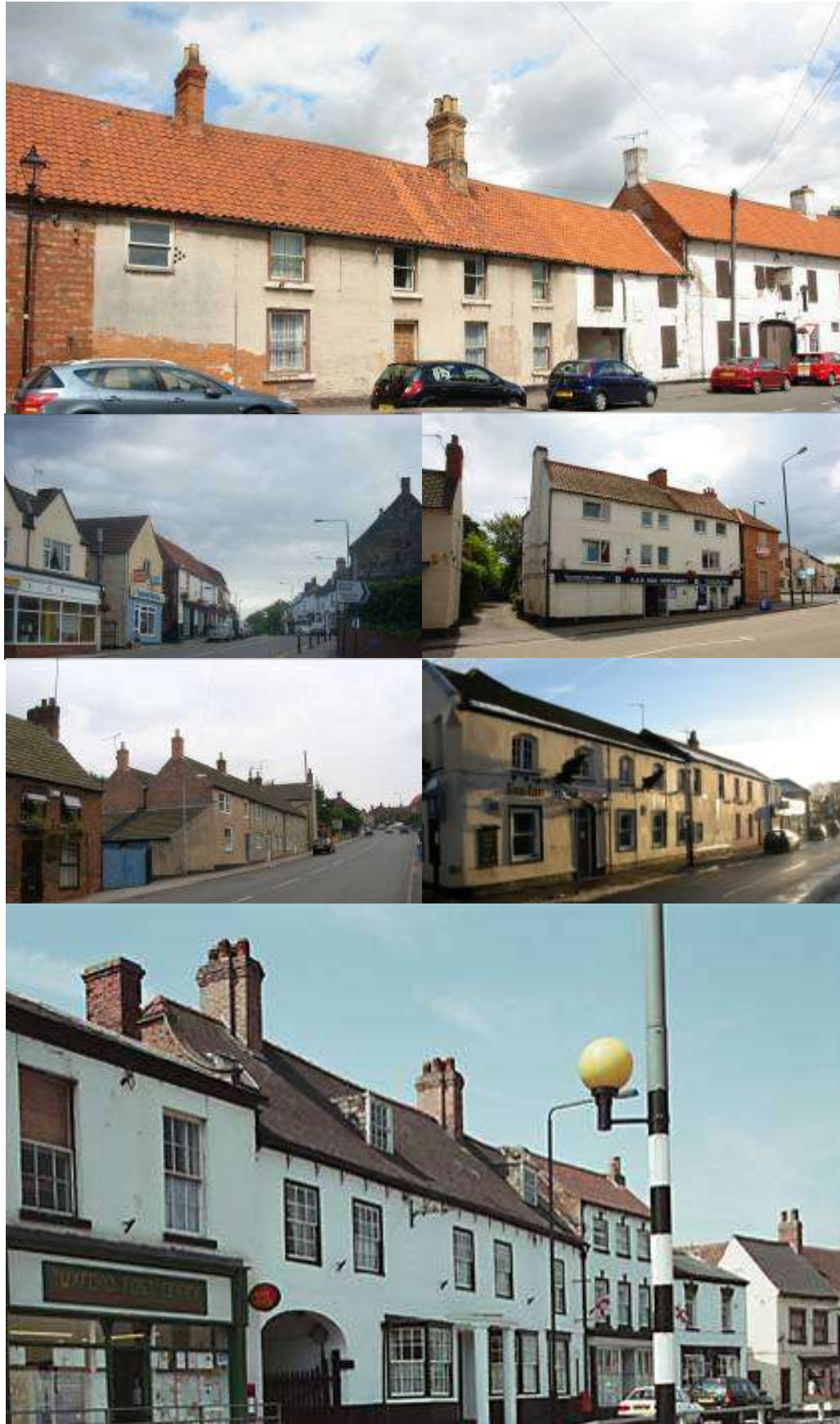


Figure 3.3: Continuous building lines throughout the character area reflect the emergence of a Georgian township in the eighteenth century (sources: BDC, 2010).



Figure 3.4: Eldon Street viewed from the Market Place. Present building lines generally retain the line and rhythm of the historic town centre (sources: NE Midlands Photographic Record, 2010 and BDC, 2010).

- 3.13 There are several good examples of extant historic alleyways and service yards throughout the character area. Chantry Walk, for example, runs between 18 and 20 Eldon Street up to Chantry House, then along the western perimeter of the churchyard, whilst Chandos Court connects Ollerton Road with Eldon Street. Historic service areas such as Blue Bell Yard, as well as a number of carriage way entrances to Eldon Street, reflect the historic layout of coaching inns and shops. Eldon Street had five inns during the nineteenth century and it is likely that service yards contained additional accommodation for workers and travellers, particularly during hop harvests and railway line construction.



Map 26: Market Place in 1875 (source: Nottingham City Council/BDC, 2010).



Map 27: Yards and alleyways in 1912. Chantry Walk provides a distinctive grid layout between the churchyard, Chantry House and Eldon Street. Similarly, Chandos Court is an important alleyway between Eldon Street and Ollerton Road. Various service yards such as Blue Bell Yard remain important to the street pattern and layout (source: Nottingham City Council/BDC, 2010).



Figure 3.5: Yards and alleyways. Left, carriage way entrance to rear of the Mail House; middle, Blue Bell Yard and Chandos Court to the side and rear of 9 Eldon Street; right, carriage courtyard at the rear of the Newcastle Arms (sources: BDC, 2006 and 2010).

- 3.14 Newark Road is generally open in character southwards. Newark Road is relatively modern as a thoroughfare and appears to have been constructed during turnpike improvements in the early to mid-eighteenth century. This can be seen in the interruption of field strips in the 1799 Enclosure Awards⁶⁸, with the Old London Road clearly marked to the east of Read's Grammar School (see map 28, below). The older building line, therefore, probably continued between the present day Sun Inn and Georgian House. The present day junction at Market Place ironically now reflects the pre-turnpike priority, with traffic passing the church. The junction has seen much change, however, and the sense of space within Market Place has been greatly altered

⁶⁸ This is demonstrated by the shape of the car park south of The Sun Inn, which is part of an old strip field that ran perpendicular to Lincoln Road from the rear of 8-10 Market Place.

throughout the twentieth century, including the 1950s addition of a traffic island and later alterations following the construction of the bypass.



Map 28: The historic roadway network in the eighteenth century. Main map: the older network (shown in light blue) ensured that travellers would pass by the church and manor house. Strip fields to the south of the Market Place, however, were dissected by the new turnpike in the later eighteenth century (shown in dark blue), reflecting a change in highway priorities. Inset: the older route shown on John Chapman's 1774 map of Nottinghamshire (sources: Nottinghamshire County Archives, 2010).

- 3.15 Former agricultural buildings on both sides of Newcastle Street and to the rear of numbers 8-10 Market Place, reflect typical eighteenth and nineteenth-century farmstead layouts in north Nottinghamshire (see figure 3.6, for example). In addition, evidence of pigeoncotes from the Georgian period such as the structure to the rear of

14-18 Eldon Street on Chantry Walk, reflect the growing wealth of local land owners during this period.

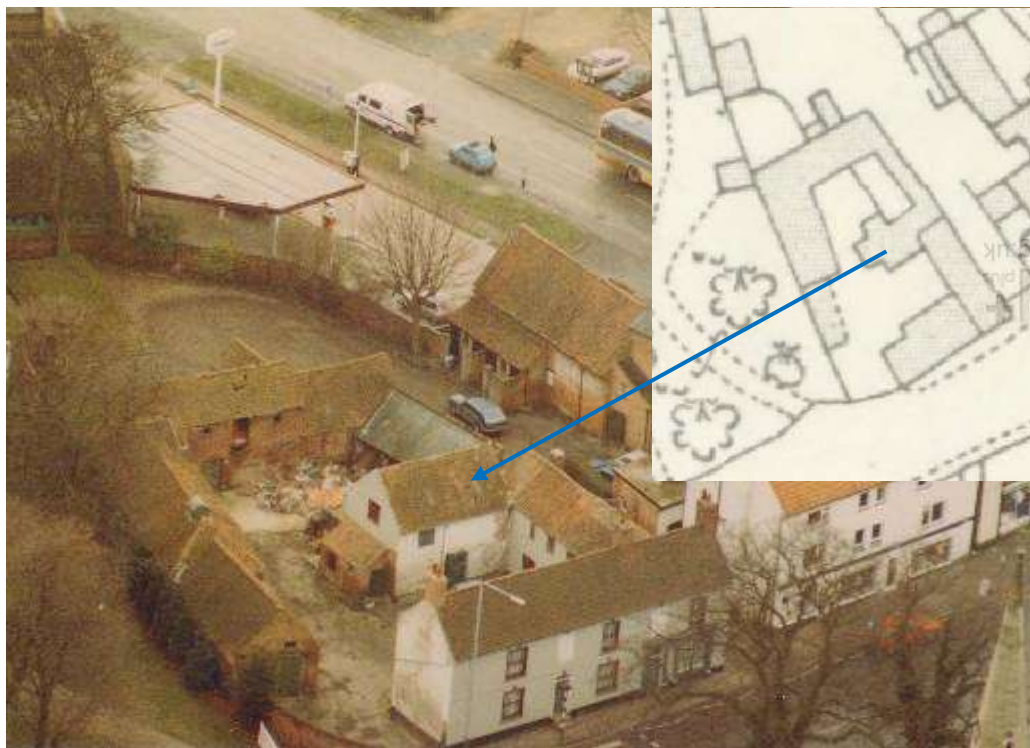


Figure 3.6: Aerial photograph of a former farmstead at 8-10 Market Place in the 1970s, reflecting a typical historic farm building layout around crew yard (source: BDC, 2010). Inset: historic OS map showing the same layout (source: Nottingham City Council, 2010).

- 3.16 Modern housing development west of Newark Road (between Clark Lane and Newcastle Street) and the enclosure created by the A1 bypass have altered what must have been generally an open rural landscape below the Market Place (note that the location for the cattle market in the eighteenth and nineteenth century was between Clark Lane and Newark Road - see map 15).



Figure 3.7: Historic buildings on Newcastle Street in the early 1900s (source: NE Midlands Photographic Record, 2010). Most buildings front onto the road, although these historic pictures show that occasional buildings were gable end onto the street.

- 3.17 Newcastle Street, formerly known as Egmanton Street, is a transitional streetscape which leads into a distinctly rural character area southwards. As it emerges from Newark Road, however, the close-knit urban grain of service buildings to the Newcastle Arms and the strong rhythm created by 1 Newcastle Street (the Sun Inn) and 3-9 Newcastle Street, are felt to be strongly associated with the character of

Market Place. This is reflected in the historic built form, which contained a mixture of shops, services and houses.

- 3.18 The Methodist Church (erected in 1841 for the Free Church) with the adjacent cottage range and church hall (1907) is partially hidden to the rear of 21-25 Newcastle Street. The cottage runs perpendicular to the road. Although no longer a complete range, the building possesses typical small vernacular cottage plan form (see map 29 below). The modern roadside buildings follow the historic building line, although their form is a strong divergence from the established historic vernacular type.



Map 29: Newcastle Street in 1912. The Methodist Chapel can be seen in its present plan form with the Sunday school (which was built in 1907), and the former cottage range running perpendicular to the road (source: Notts City Council).

Market Place Character Area - layout and plan form

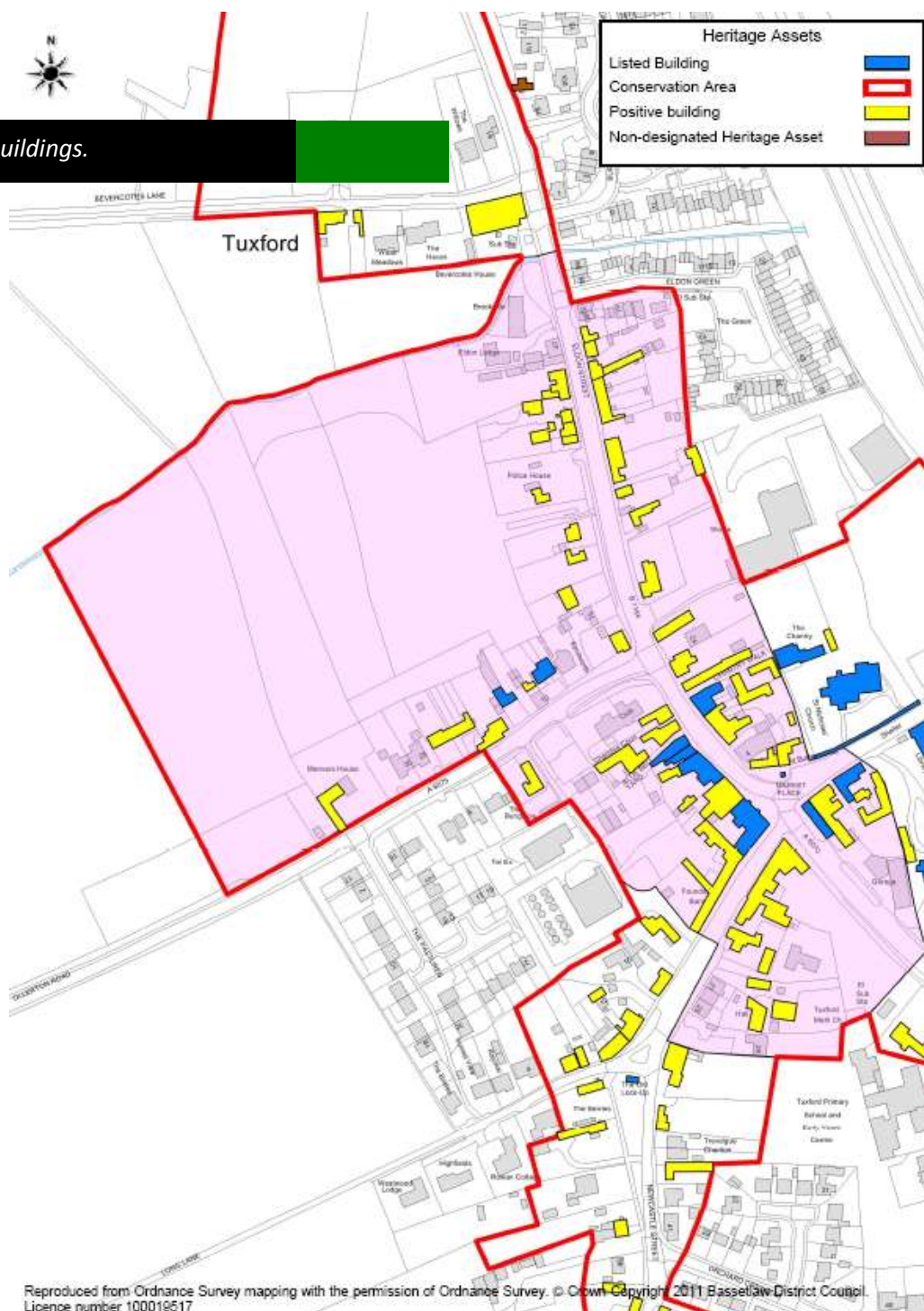
Summary of special interest:

- The historic layout and plan form of the character area is predominantly characterised by buildings that front onto the street, often directly onto or close to the highway. **Any new development, including infill or replacement, should seek to respect this character;**
- Older buildings within former burgage plots often possess rear service cross wings and outbuildings that run perpendicular and/or enclose yards. **Any proposals to extend or alter properties should seek to respect this character;**
- Alleyways and yards are typical throughout the character area. **Any new development that will impact on the layout of alleys or service yards of acknowledged historic interest should seek to respect or enhance their character and significance;**
- The layout of plots contribute positively to the historic plan form of the character area. **Proposals for the subdivision, reorientation or amalgamation of plots should not be supported unless it can be clearly demonstrated that the development either sustains or better reveals the significance of heritage assets.**

Architecture: buildings and materials

- 3.19 The Market Place and adjoining streets contain a wealth of historic buildings. The overriding character is Georgian vernacular, although there are a number of noteworthy Victorian and early twentieth-century buildings. Buildings identified as heritage assets within the character area are identified on map 30.

Map 30 – Key buildings.



Disclaimer: The identification of heritage assets (as shown on the above map and as listed in the appendix) is by no means exhaustive and the 'list' of assets identified is subject to review and may change at a later date. The absence of any building on this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the special interest of the character and appearance of the Conservation Area. In addition, a number of heritage assets may be protected by Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990) as associated or curtilage structures to a listed building. Advice should always be sought from the Conservation Team at the District Council on individual assets.

- 3.20 The predominant scale of built form and the intensity of buildings within the character area, particularly those parts that are most closely associated with the central Market Place and coaching function of the Great North Road, provide a consistent building form and layout. Most buildings are two storeys, but building lines are occasionally punctuated with two and a half storey buildings, often Georgian style town houses with an attractive vertical emphasis. The topography of the Market Place, which slopes down eastwards, ensures that the three storey scale of 6, 9-10 and 11 Market Place is consistent with the scale of the west side building line.



Figure 3.8: The Newcastle Arms. The building dates to the mid-eighteenth century, although the frontage to the Market Place is a late nineteenth century addition (source: BDC, 2006).

- 3.21 Of the older buildings within the character area, the Newcastle Arms is a pivotal building on the west side of the Market Place. The main structure is two storeys in seven bays and originates from the mid-eighteenth century. The principal frontage is stuccoed with a hipped roof, matching stucco chimney stacks and a characterful panelled parapet above the decorative cornice⁶⁹. The roof was previously slate, but has since been altered to clay pantile (see figure 3.9, for example). The central three bays project slightly from the frontage, with a feature Doric porch topped by a wrought iron balcony. The canted bays on either side are late nineteenth century, as is the shop front with a tripartite cross shop front on the far right hand side. The fine Georgian profile of fenestration throughout the frontage, with ground floor eight over eight sashes and top heavy twelve over eight pane sashes above, is an important characteristic of the building's rhythm and architectural quality (see figure 3.8).



Figure 3.9: The Newcastle Arms Hotel in the 1950s. Note the slate roof and painted signage on the south elevation (source: Bassetlaw Museum, 2010). The slate roof appears to have been changed to clay pantile sometime after this picture, perhaps in the 1980s or 90s.

⁶⁹ Successive Building Acts in 1707 and 1709 extended controls put in place following the Great Fire of London in 1666, adding a prohibition on timber cornices and a requirement for brick parapets to rise two and half feet above the garret floor. A comprehensive Act in 1774 covered the whole built-up area. Regulations included the stipulation that doors and windows should be recessed at least four inches from the front of the building. The statute set a fashion which was soon emulated outside London.

3.22 The south facing wing to Newcastle Street is six bays and two storeys and is stuccoed with rendered chimney stacks. Like the principal frontage, it was earlier a slated roof, now in pantile. A former segmental carriage archway is formed towards the left hand side and there is a variety of eighteenth and nineteenth century style windows, with older Georgian style sashes towards the eastern end (matching the principal frontage) and Regency/Victorian sashes centrally and left with margin lights or plainer sashes. Attached to the left is a further two storey ancillary wing that is slightly lower and rendered, with matching natural clay pantiles and flat headed carriage archway. Although much converted, the associated former agricultural buildings provide historic group value, being generally red brick and clay pantile, with traditional brick detailing such as dentil courses, ventilators and distinctive tumbling in on the gable end.



Figure 3.10: View of the south wing to the Newcastle Arms and adjacent farm building range (source: BDC, 2006).



Figure 3.11: Historic farm buildings adjacent to the Newcastle Arms (sources: Bassetlaw Museum, BDC and Notts Archives, 2010).

3.23 On the south side of Newcastle Street and wrapping the corner to Newark Road is number 1, the Sun Inn. This building provides local vernacular interest, with a positive rhythm to built form and fenestration on Newcastle Street and the focal gable

frontage to the Market Place. The roof would have originally been slate or clay pantile, although it is now covered in concrete tiles and many chimney stacks have been lost.



Figure 3.12: View of the Sun Inn on Newcastle Street (top) and the old co-operative society building in the 1930s (bottom). The buildings beyond the co-op and no. 9 up to 31-33 Newcastle Street have sadly been demolished. The smaller, single storey gable ended structure sat at the end of a cottage range that ran alongside the Methodist Church (sources: Bassetlaw Museum and BDC, 2010).

- 3.24 7 Newcastle Street (currently the Co-op), formerly the location for a smithy, possessed an attractive symmetrical shop frontage (see the historic photograph in figure 3.12). This may have been a purpose built co-operative and probably dates to the Edwardian period⁷⁰. Although the shopfront has been lost, the slate roof structure remains.

⁷⁰ Bassetlaw contains a number of historic co-operative stores, reflecting the emergence of the co-operative movement between the later Victorian period and the 1960s.

Adjacent, 9 Newcastle Street is another historic building, although much altered, with the doorway on the right hand side in-filled and traditional fabric replaced with modern synthetic materials. To the rear is a good example of a threshing barn. Beyond this, the late twentieth century building comprising 21-25 Newcastle Street forms an incongruous structure within the streetscape. To the rear, however, the focal Methodist Chapel, with its pleasing vernacular mass, form and fabric (particularly the brick detailing), along with associated wrought iron gates and railings, the adjacent hall (the old Sunday school) and cottage range (that probably pre-date the chapel) all create a distinct area of special interest within the character area.

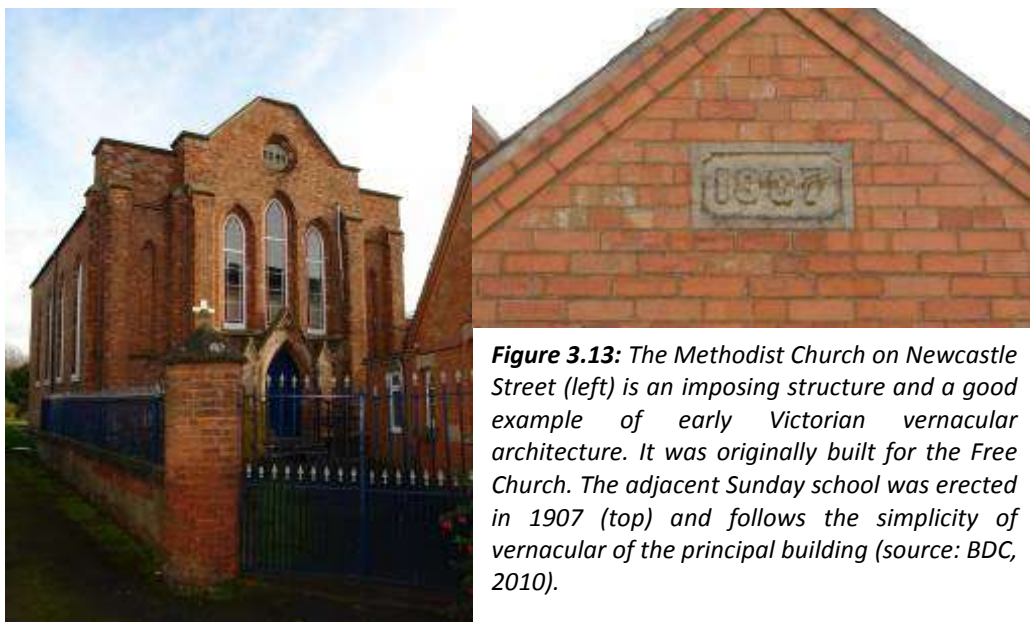


Figure 3.13: The Methodist Church on Newcastle Street (left) is an imposing structure and a good example of early Victorian vernacular architecture. It was originally built for the Free Church. The adjacent Sunday school was erected in 1907 (top) and follows the simplicity of vernacular of the principal building (source: BDC, 2010).

- 3.25 The Georgian House (number 11) on the Market Place, opposite the Sun Inn, is another key architectural building within the character area. This three-storey red brick town house, flanked with symmetrical two storey wings, is a notable example of vernacular from the early 1800s and reflects the growing wealth of the township during the Georgian period.



Figure 3.14: The Georgian House in the late 1890s complete with shop front and Victorian porch. The building would have been a prominent building on approach along the Great North Road from the south. Source: Bassetlaw Museum, 2010.

- 3.26 The Georgian House possesses hipped natural clay pantile roofs and the central three bays have matching chimney stacks. The central doorway is panelled with a plain overhead. Windows throughout are one over one Victorian style sash windows with moulded timber surrounds. Brick detailing includes dentil eaves, segmental brick arches and string courses. The main fabric is constructed in Flemish bond. The building was altered in the late nineteenth century with the addition of a shop front in the north wing and a porch to Newark Road (see figure 3.14). During the twentieth century, the frontage even became a filling station. In more recent years, the building has been gradually renovated back towards a single town house (as it was probably conceived) and the shop front openings have been infilled.



Figure 3.15: The Georgian House (source: BDC, 2010). It is believed to have been built for the Duke of Newcastle's Chaplain, Rev. John Mason.

- 3.27 The Georgian House, Sun Inn and Newcastle Arms form an important group at the entrance to the Market Place on approach from the south (along Newark Road).
- 3.28 8 Market Place, facing the church, is contemporary with The Georgian House (early nineteenth century). The principal building is two storeys, with five bays, in painted brick with a clay pantile roof. Red brick chimney stacks and brick dentil detail can be seen, with Regency style sash windows (with narrow margin lights) headed with flush wedge lintels and painted keystones. The centre left door is reached from three steps and is panelled with a plain overhead. Historically, there were two blind windows to the first floor, possibly tax relief windows (see figure 3.16). The shop front on the right hand side (currently occupied by Snax Sandwich Shop) is notable for the pair of sashes flanked by pilasters. The doorway also contains a panelled door with overhead, flanked by pilasters. The pilasters support an entablature with moulded cornice across the shop front.



Figure 3.16: No. 8 Market Place. Left: in use as a bank in 1956 (source: Bassetlaw Museum, 2010). Right: at the end of the 19th century (source: Old Tuxford Shared Memories, 2010).

- 3.29 To the rear of the main building are two-storey service wings. These structures, including the red brick and pantile barns, contribute to the setting and context of the main house. This rear area is known as Ostler's Yard historically.

- 3.30 10 Market Place completes the frontage between number 8 and the north wing of The Georgian House. Rising to three storeys in painted brick with clay pantile roof and brick dentil detail, the building contributes to the historic group that face the Market Place. Although probably contemporary with adjacent properties (early nineteenth century), the building has been much altered, particularly in terms of fenestration (compare past and present pictures in figure 3.17, for example).



Figure 3.17: 10 Market Place in the 1930s (top), both a newsagent and bed & breakfast (source: Bassetlaw Museum, 2010); as it is today (bottom): the ground floor is now entirely used as a newsagent and there are flats above and to the rear (source: BDC, 2010).

- 3.31 On the north side of the Market Place, number 6 (the Tall House) is an attractive mid-nineteenth century house in red brick. As its present name suggests, the building has a vertical emphasis, being three storeys with a narrow symmetrical frontage, tall chimney stacks, a slate roof with raised coped gables and Regency style windows with stone sills and headers (again, with narrow margin lights). The shop front has been removed (see figure 3.19 below). There is an attractive two-storey side wing set back from the road on the churchyard side, with a pantile roof and central chimney stack.



Figure 3.18: 5 and 6 Market Place (source: BDC, 2010).

- 3.32 The 1930s Neo-Georgian style replacement building to the old market hall is a positive building. The attached remnants of the market hall, built by the Duke of Newcastle in the 1820s (currently occupied by K.S.R. Accountants), is of historic interest. 5 Market Place (now Hair Flair) is two storeys in red brick with a plain clay tile roof and a brick chimney stack on the east gable. The three bays on the right hand side have a central gable feature with a first floor arched window. Decorative brick quoins frame the frontage and the upper storey is rendered.



Figure 3.19: The former Excelda Café (left) replaced the old market hall (right). The Tall House can be seen (right) with shop front (source: Bassetlaw Museum, 2010).

- 3.33 Numbers 3 and 4 Market Place form a pair of shop fronts between the Newcastle Arms and the Mail House. They are two storeys in painted brick with a hipped, slate roof. On the right hand side, there is a Dutch-style raised gable with brick chimney stack⁷¹. Number 3 forms part of the Mine of Information (accessed through 2 Market Place at the end of the Newcastle Arms) and has a brick skin that projects forward of 4 (the Post Office), suggesting that the main building was refaced, perhaps in the nineteenth century. Flat headed arches are evident to the first floor windows and the

⁷¹ It is unclear as to whether this forms part of an earlier building phase, perhaps if an older building was replaced or simply refaced during the nineteenth century. It may also have been a crude fire break.

double-hung 'three over six' and 'six over six' timber sashes reflect the building's historic vernacular (see figure 3.20).

- 3.34 Along Eldon Street from The Mail House to the Ollerton Road junction, a large number of historic buildings are packed tightly together. Numbers 1-3 (The Mail House), formerly a hotel, is presently occupied by Chilli Petals florist and coffee house. The principal building is two storeys, with attic accommodation, and is constructed in colour-washed brick with a slate roof (although historic photos suggest a clay pantile in the late 1800s- see figure 3.20). Significant features of the roof include two box dormers and red brick ridge chimney stacks with decorative oversailing courses. The main structure is mid-eighteenth century, added to in the late nineteenth century (notably with canted bays). The focal doorway has a Doric column porch, flanked by double Victorian bay windows. To the left is a round arched carriageway. Principal windows are 'six over six' and 'eight over eight' timber sash windows, echoing the general trend along what is predominantly a Georgian street frontage.



Figure 3.20: Eldon Street between the Newcastle Arms and Ollerton Road. Clockwise from top left: 3 and 4 Market Place; the Mail House; the street frontage at the end of the Victorian period (sources: Bassetlaw Museum and BDC, 2010).

- 3.35 Number 5 Eldon Street is also mid eighteenth century with Victorian additions,

formerly being a shop with accommodation above. It is two and a half storeys in brick with a stucco finish and clay pantile roof. The chimney stack survives on the right hand side, but only partially to the left. Evidence of a brick string course can be seen at first floor, although this is mainly concealed by the shop front with six pane windows and a central recessed panelled doorway. The shop front is a late nineteenth century addition, which has been altered in more recent years (possibly when the shop use was changed to residential use). The first floor windows are Victorian alterations with 'one over one' style sashes with painted keystones above and on the second floor, twentieth century windows have been inserted into the original openings, also with painted keystones. There is a rear offshoot under a catslide roof, with a later service wing that can be seen from Blue Bell Yard.

- 3.36 Adjacent, 7 Eldon Street is a modest early nineteenth century building with a twentieth century shop front of large segmental glazing bar windows, central door with three pane overlight and entablature with consoles. The building is two storeys in brick (the front is rendered) with a slate roof and the remains of an external chimney stack on the right hand side. The windows are modern,



Figure 3.21: Eldon Street in the 1890s between The Mail Inn and Manvers Street. Numbers 9 and 11 Eldon Street can be seen at the end of the range (left hand side) with their distinctive bay windows (source: Bassetlaw Museum, 2010). The Blue Bell Inn (right) (source: Old Tuxford Shared Memories, 2010).

but the openings are original with decorative flush wedge lintels and keystones. Along the alley to Blue Bell Yard is an attached range of domestic structures that possibly formed additional accommodation to the former Blue Bell Inn (9 Eldon Street). These are two storeys with positive vernacular detailing such as brick arch headers to doors and windows and painted timber Yorkshire sliding sash windows.



Figure 3.22: Chandos Court in 1935 (source: Old Tuxford Shared Memories, 2010).

- 3.37 Numbers 9 and 11 Eldon Street complete the historic street frontage before Ollerton Road. Both are two storey and probably date to the mid-nineteenth century. Number 9 has a slate roof and integral chimney stack to the right hand gable. The windows on the front side are painted timber sashes in 'two over two' panes (although the original upper floor sashes were 'eight over

eight' panes) and 'one over one' Victorian sashes within the canted bay. The canted bay once possessed railings and the quoins in relief to the stucco have been lost (figure 3.21 shows the historic frontage). The left hand gable includes tax relief windows and the service wing contributes to the historic character of Blue Bell Yard with further timber sashes and typical vernacular details that include natural clay pantile roofs, brick chimney stacks and dentil brick courses. 11 Eldon Street is in a poor state and has lost a pair of matching canted bays, but remains of historic interest in the wider streetscape. Chandos Court runs between 9 and 11 and contains the remnants of former cottages.



Figure 3.23: East side of Eldon Street. Clockwise from top left: 8-12 Eldon Street as it is today (source: BDC, 2010); the same range in 1910, although the Temperance Hotel has been replaced (source: Bassetlaw Museum, 2010); 10-12 Eldon Street in 1981 with its original Georgian sash windows (source: Bassetlaw Museum, 2010); and a broader view of the Temperance Hotel in 1922 (source: Old Tuxford Shared Memories, 2010).

- 3.38 On the east side of Eldon Street, a modern two-storey red brick building (with a ground floor retail use) has been erected within the former Temperance Hotel plot. It has no architectural significance, being faced with concrete roof tiles, overhanging roof soffit, incongruent fenestration and a poor, modern shop front. Adjacent, 8 (presently occupied by S. T. Horne) and 10-12 Eldon Street form a historic grouping. Although much altered, these reflect a mid-nineteenth century range (compare pictures in figure 3.23) that boasted a decorative cornice with panelled parapet similar to that of the Newcastle Arms.



Figure 3.24: Mud nesting boxes in the dovecote behind 14-18 Eldon Street (source: BDC, 2007).

- 3.39 Numbers 14-18 Eldon Street comprises a row of three shops with domestic accommodation above. The building is eighteenth century, although it

appears to have been refronted in the early nineteenth century. The shop fronts date to the late nineteenth century. The principal building is two storeys, in colour washed red brick, with a natural clay pantile roof that is hipped on the left hand side. Dogtooth dentil detail can be seen at the eaves. Each shop front has a large shop window flanked by single pilasters, with a doorway on the right hand side flanked by matching pilasters, all of which support a continuous entablature. Upper floor windows to the street are Georgian style timber sash windows with six over six panes. To the side and rear along Chantry Walk, the service wings are of historic interest and the dovecote has full height mud wall nesting boxes (see figure 3.24).



Figure 3.25: 20 and 22 Eldon Street in the early 1900s (top) (source: Bassetlaw Museum, 2010) and today (bottom) (source: BDC, 2009).

3.40 There are further historic buildings adjacent to the Ollerton Road junction. 20 Eldon Street is the former Reindeer Inn (currently Tuxford Fish Bar), and 22 (the Hong Kong takeaway) is the former motor and auto store of Henry Watson, who also ran the post office in the early twentieth century. Number 22 Eldon Street has lost much of its original frontage, notably the characteristic curved first floor casement window bays (see figure 3.25).

3.41 At the highway junction, the focal building at 2 Ollerton Road (The Corner House) stands out positively. The principal building is Victorian and two and half storeys in red brick. The gable end facing Ollerton Road has a garret window.

There are arched painted timber casement windows throughout, with a brick string course at first floor and a half glazed door in the side wing end facing Ollerton Road. There is also detailed dentil brick work at the eaves and verges. The roof is natural clay pantile.

3.42 To the north of The Corner House, Eldon Street contains a variety of eighteenth and nineteenth century houses and cottages. There are good examples throughout, including, for example, 34 Eldon Street, which is a mid-nineteenth century house in red brick with a natural slate roof and red brick chimney stacks.

3.43 36-72 Eldon Street forms a historic range fronting the street on the east



Figure 3.26: The Corner House. The timber half glazed red door is an attractive feature (source: BDC, 2010).

side of the road, predominantly in two storeys, although the Georgian style town house at 60 is three storeys. Chimney stacks can be seen throughout. Occasional historic timber sashes remain, including two over two pane Victorian sashes at 46 and 60 Eldon Street. Historically, windows in this range were probably characterised by painted timber Georgian and Victorian sashes or more simple timber casements and Yorkshire sliders, often with brick flat head or arched headers (60 is notable for key stone lintels and stone sills). Historic roofing materials would have been natural clay pantile and slate, rather than the concrete tiles that presently intersperse this range of buildings.

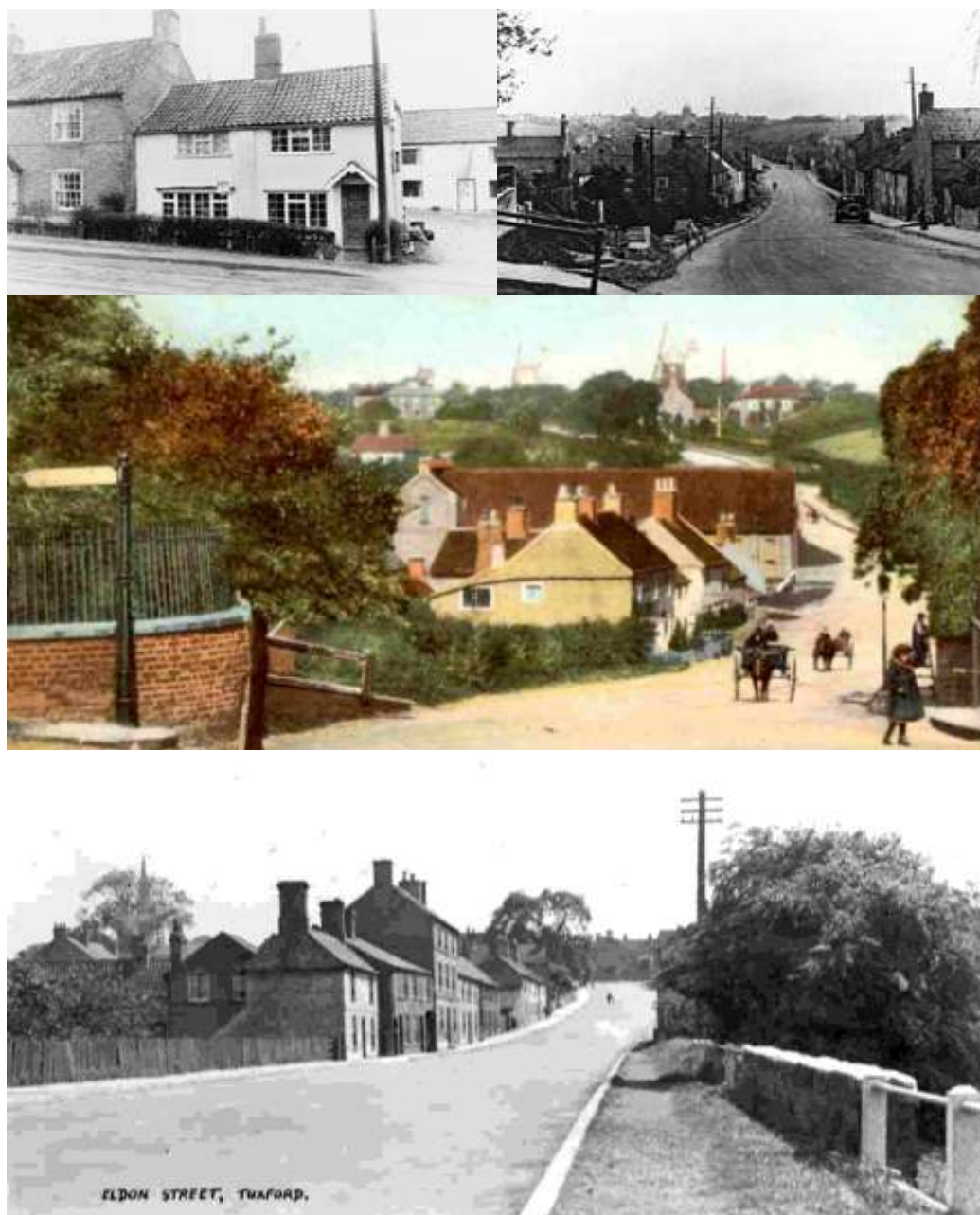


Figure 3.27: Eldon Street northwards from the Ollerton Road junction. Top: 37 Eldon Street, left, in the 1950s and view of the street, right, in the 1930s (sources: NE Midlands Photographic Record, 2010). Middle: postcard image of Eldon Street in 1907 with Mill Mount in the distance (source: Bassetlaw Museum, 2010). Bottom: looking southwards from the bridge in 1950 (source: Bassetlaw Museum, 2010).

- 3.44 Opposite, 33-47 Eldon Street forms a distinctive group of historic cottages in both one and half and two storeys. Historic brick detailing such as string courses, dentil detail and chimney stacks with oversailing courses can still be found. Interesting details that reflect rural agricultural uses can also be seen in the distinctive brick ventilators to the roadside of a former barn. Historic roofing materials were natural clay pantiles.



Figure 3.28: Eldon Street downhill from the Ollerton Road junction contains a variety of building types from the eighteenth, nineteenth and twentieth centuries (source: BDC, 2010).

- 3.45 Numbers 15 to 21 Eldon Street is characterised by two storey houses set in larger individual plots. Some of these are late-Victorian, Edwardian and later twentieth-century houses, evoking villa styles. Natural clay pantile and slate roofs, decorative chimney stacks and timber sash or casement windows are all common features. Numbers 17 and 21 have distinctive continuous roofs in matching slate at first floor over bay windows and porches.

- 3.46 There are also one or two characterful post war cottages on Eldon Street north of the Ollerton Road junction, such as 24 and the modern police house at 23 with its decorative kneelers and plain clay tile roof. Although less significant individually than the older buildings on Eldon Street, they provide additional interest in the streetscape.

- 3.47 Ollerton Road, which was once known as Manvers Street, contains a number of eighteenth and nineteenth-century buildings, notably 4-8 and 12 Ollerton Road. The former is a row of three cottages from the early nineteenth century, in red brick with red brick chimney stacks and partial covering in natural clay pantiles. Dogtooth dentil brick work at the eaves and flush wedge (rubbed brick cambered arch) lintels and painted keystones to openings stand out as vernacular detailing. The front doors have wooden surrounds and the painted half-glazed four panel doors are especially characterful. Timber Yorkshire sliders and flush fitting casements are evident. 12 Ollerton Road (Manvers Farmhouse) is older, being mid-eighteenth century (although the principal building was heightened in the late eighteenth century to create a three storey structure). The house is built of red brick in Flemish bond, with a natural clay pantile roof, red brick chimney stacks, dogtooth eaves, string course and flush wedge lintels (with keystones) over openings. Georgian-style painted timber sash windows can be



Figure 3.29: Significant buildings on Ollerton Road. Top: 4-8 Ollerton Road, a row of cottages. Bottom: Manvers Farmhouse, a Georgian house. Source: BDC, 2010.

seen throughout the front elevation. To the rear is an associated two-storey wing in brick and pantile.

- 3.48 Chandos Court is an area on the south side of Ollerton Road. Part of the Tuxford Working Men's Club (WMC) is an historic barn in red brick and pantile of special interest (the gable faces onto Ollerton Road). A building range fronting the road has been lost west of the WMC, but the buildings to the rear of this space that form part of Blue Bell Yard are two storeys in brick (predominantly painted) with clay pantile roofs and chimney stacks. They have historic significance in terms of the former coaching yard and service accommodation to the rear of the old Blue Bell Inn.



Figure 3.30: Chandos Court. Note the Georgian period Flemish brick bond and rubbed brick window arches (source: BDC, 2010).

- 3.49 Numbers 14, 16-26 and the former agricultural buildings at 32 (now known as Manvers House) Ollerton Road represent other good examples of eighteenth and nineteenth century buildings and are all considered to contribute positively to the Conservation Area.

Market Place Character Area - architecture: buildings and materials

Summary of special interest:

- Along with its listed buildings, 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 identified on map 30. **There should be a presumption against the demolition or unsympathetic alteration of any building considered to contribute positively to the character and appearance of the character area.**
- Buildings are predominantly two storeys. Older buildings from the eighteenth and nineteenth centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick chimneys. **New development should complement the form and mass of the historic environment within the character area.**
- Facing materials considered to best reflect the historic and architectural interest of the character area are red brick, with natural clay pantiles or slate roofs, painted timber joinery and cast iron rain water goods. **New development should use facing materials that reflect or compliment the traditional materials of the character area.**
- Period architectural features such as brick arch/wedge lintel window and door headers, brick bond patterns (Flemish and English), brick string courses and dentil detailing, timber sash and casement windows, panelled timber doors, chimney stacks, cast iron rainwater goods and shop fronts form an essential part of the special interest of the character area. **Proposals for the conservation or reinstatement of such features will usually be strongly supported. The unsympathetic alteration or removal of such features will usually be regarded as harmful to the special interest of the character area.**

Public realm, amenity spaces, landscaping and boundary treatments

3.50 The public realm of the Market Place Character Area is very much dominated by the significance of the Great North Road and the focal area of the old market place.

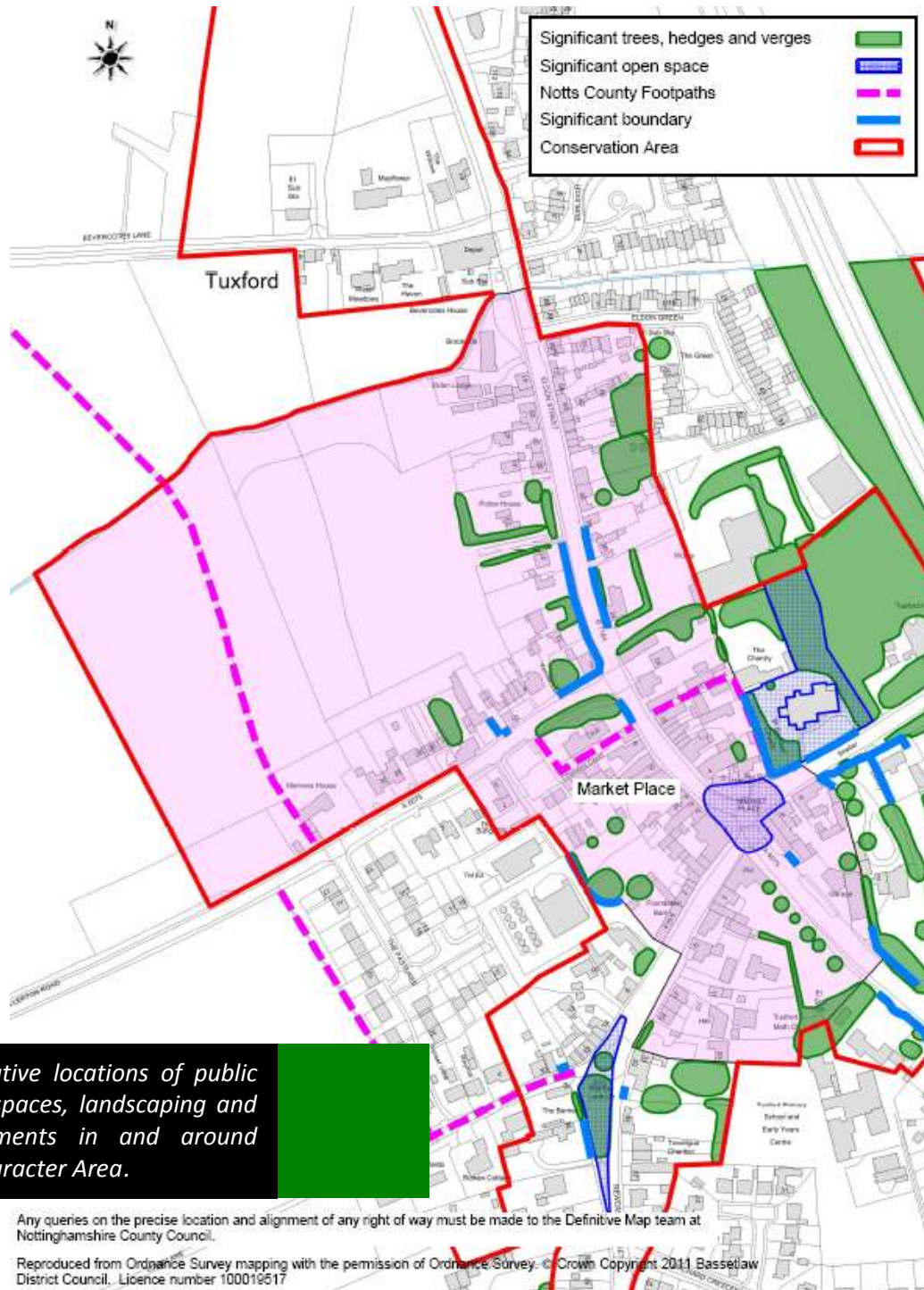




Figure 3.31: The Market Place throughout the last century. Top: the Market Place circa 1900 with the old market hall (left) and the water pump and gas lamp in a central location (source: Bassetlaw Museum, 2010). Middle: the market hall had been replaced (left) by the 1930s and the water pump had gone; by the early 1960s (right), a green central traffic island had been added, although the primacy of the north-south Great North Road priority remained (sources: Bassetlaw Museum, 2010 & NE Midlands Photographic Record, 2010). Bottom: new traffic priorities were given to Lincoln Road and Great North Road following the construction of the bypass at the end of the 1960s, resulting in the present day layout and configuration (sources: Bassetlaw Museum, 2010 & BDC, 2006).

- 3.51 The dense urban grain of buildings on the Market Place, along Eldon Street towards Ollerton Road and the part of Newcastle Street closest to Newark Road (as defined by the character area boundary) means that there is little open space other than the highway itself and the adjacent churchyard⁷².
- 3.52 The old market place is a focal space within the Conservation Area. The nineteenth century market place derived much of its character from simplicity of surfacing and limited highway clutter, with only the gas lamp (and formerly the water pump) as street furniture and a modest pavement to building frontages.
- 3.53 The historic highway through Tuxford was famously characterised by clay, although references in the nineteenth century suggest at least partial coverage of stone pavers within the town centre⁷³. The introduction of a traffic island in the



Figure 3.32: The gas lamp (source: BDC, 2008).

⁷² Note that the churchyard forms part of a separate character area.

⁷³ Kelly & Co (1855).

middle of the twentieth century added greenery and definition to the Lincoln Road junction at Great North Road in front of the Newcastle Arms, but otherwise maintained the primacy of the Great North Road. The completion of the A1 bypass, however, and the subsequent changes to the road priorities at the Market Place in which Lincoln Road and Eldon Street became continuous, has resulted in the greatest change to the Market Place. The change of priority accidentally reflects the roadway priority prior to eighteenth century turnpike improvements when the older London road passed eastwards from the Market Place and then southwards adjacent to Read's Grammar School (see map 28). Nevertheless, the introduction of a modern highway layout in the 1970s, including new surfacing, extensive white and yellow line road markings, modern style lighting columns, crude hand rails/crash barriers and excessive signage clutter, has significantly altered the historic character and appearance of this area.

- 3.54 The gas lamp and sign post no longer sits in its original position, but is still present on the Market Place. Dated to the end of the nineteenth century, with the inscription "Erected by subscription Tuxford June 1897", it is constructed in ashlar and iron with four decorative directional arms and provides historic significance to the setting of buildings around the Market Place.

- 3.55 The boundary wall to the church is significant (which is discussed in more detail in the next character area section). Other boundary walls of note include the brick wall sections between 2 Ollerton Road and 21 Eldon Street. The railings at The Corner House are of particular interest and contribute positively to the street scene.



Figure 3.33: Characterful high orchard wall in Flemish bond at the rear of Foundation Barns (top) and wall and railings at The Corner House (middle). Mature trees and greenery at the Old Rectory can be seen from Newark Road on the south side of The Georgian House. Sources: BDC, 2010.



Figure 3.34: Green verges and soft landscaping to Ollerton Road and Bevercotes Lane reinforce the rural identity of this part of the character area. Source: BDC, 2010.

- 3.56 The streetscape contains areas with soft landscaping beyond the urban grain of Market Place and Eldon Street to the Ollerton Road junction. There is variable special interest in terms of hedges and trees found individually in these locations, but their impact as a group is often positive in providing green breaks and reinforcing the rural character, which reaches in from of Tuxford's periphery.
- 3.57 Land to the rear of 19-47 Eldon Street features historic tree areas, hedges and remnants of medieval ridge and furrow with archaeological significance, which contribute positively to the Conservation Area (see map 32). The public footpath that connects Ollerton Road and Bevercotes Lane allows good views of the ridge and furrow. The Conservation Area boundary follows the water course at the bottom of the valley between Mill Mount and Ollerton Road.
- 3.58 Bevercotes Lane is a narrow historic roadway and is characterised by high hedges westwards. On approach to Eldon Street, pleasant groups of trees frame views of historic buildings, including the malthouse (see figure 3.34).
- 3.59 A number of fine mature trees are located in the churchyard and the old Vicarage grounds, some of which add value to the setting of the Market Place and on Newark Road at the edge of the character area.



Map 32: Landscape setting between Ollerton Road and Bevercotes Lane. This landscape is defined by extant medieval ridge and furrow, which is an important archaeological feature. Source: Notts CC, 2011).

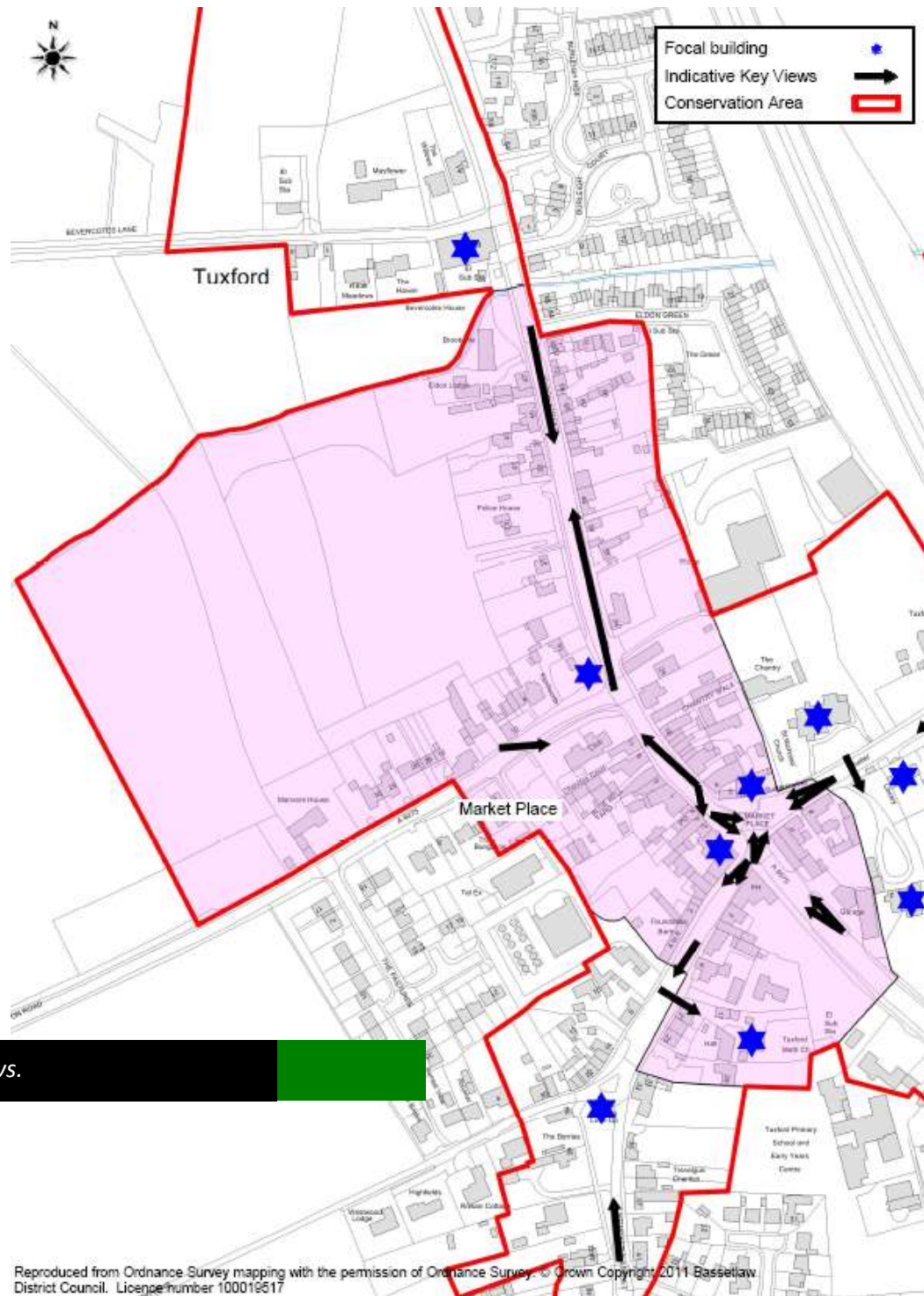
Market Place Character Area - public realm, amenity spaces, landscaping and boundary treatments

Summary of special interest:

- The Market Place is a focal public space. **Works to highway infrastructure should have regard to the desirability of enhancing the historic environment with appropriate highway layouts, surfacing and street furniture.**
- The character area contains a variety of landscape and boundary features, green verges, open spaces and trees. **Every effort should be made to retain these features within the character area where they contribute positively to the overall special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported. New development should take account of traditional boundary treatments. Proposed boundary treatments that are contrary to the local character should not be supported.**

Key views and vistas

3.60 There are a number of important views into, out of and within the character area. Indicative views are illustrated in map 33, below.



3.61 A critical relationship in and around the character area relates to the Church of St Nicholas. The focal church tower can be seen from many view points, including direct

views from the Market Place. Views of the attractive spire are also afforded from Ollerton Road, notably from across the corner of the Working Men's Club on approach from the west.



Figure 3.35: Longer views of both the church and windmill. Note the malthouse at the bottom of the hill (sources: Bassetlaw Museum, 2010 and BDC, 2010).

- 3.62 Significant views of the church can be seen on parts of Great North Road on approach to Tuxford. In addition, the striking Georgian frontage on the west side of Eldon Street, that includes The Mail House, can be picked out from several vantage points along the ridge of Mill Mount when approaching Tuxford. Similarly, return views of Mill Mount and the iconic windmill are important, notably from the Ollerton Road junction (see the Mill Mount Character Area section for additional analysis).
- 3.63 The old malthouse draws the eye when looking down the hill from the Ollerton Road junction.
- 3.64 The Corner House at the Ollerton Road junction with Eldon Street is a focal building.
- 3.65 The important space in and adjacent to the Market Place offers several important views of a group of fine historic buildings. Views of the church from the Newcastle Street junction also include the characterful Tall House, whilst the views from Lincoln Road offer an important historic closed vista of the Newcastle Arms.



Figure 3.36: The Newcastle Arms (top) and the Tall House/Church of St Nicholas in 1920 and as it is today (below) (sources: Bassetlaw Museum, 2010 and BDC, 2010). The single storey outbuilding adjacent to the Tall House has gone, and modern highways clutter has detracted from what is otherwise a picturesque view of the churchyard.

- 3.66 The Methodist Church on Newcastle Street is a focal building. Despite being set well back from the street, the single view of the church offered between 17 and 21 Newcastle Street is a pleasing feature of the character area.

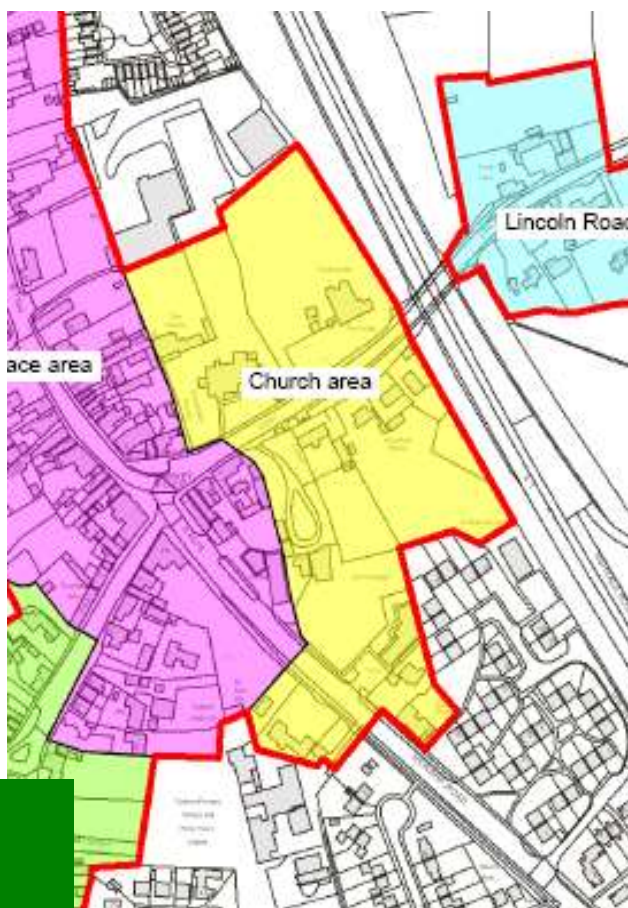
Market Place Character Area - key views and vistas

Summary of special interest:

- There are a number of important views within and outside of the character area. Indicative views are illustrated on map 33. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported.**

Church Character Area

- 3.67 This area is focussed on St Nicholas' Church at the heart of historic Tuxford. St Nicholas Church, The Chantry, The Old Vicarage, Read's Grammar School, the Old School House and the Victorian primary school form a distinct group. These buildings have strong architectural and historic significance and are generally set within large plots.
- 3.68 The churchyard is an important space within the area.
- 3.69 Although the church is a focal building immediately adjacent to the Market Place, the character, appearance, layout and relationship of buildings within the Church character area are distinctive from the urban character of the Market Place character area. Polite architecture exhibited at Tuxford Hall and the Old Vicarage, combined with large mature trees and private gardens, reflects the establishment of formal buildings through an era of prosperity during the Georgian period for the township.



Map 34 – Church character area
(reproduced with permission from Ordnance Survey, licence no.100019517).

Layout and plan form

- 3.70 The layout of structures within the character area is predominantly characterised by large buildings set in large plots. The A1 bypass forms a definitive character area boundary on the eastern side. The transition from Market Place character area to the Church character area is defined by a sense of greater private space and the special focus of the church and churchyard, which is raised above the street and contains a large number of fine mature trees and important monuments.
- 3.71 The church is a landmark building with a tower, nave and aisles. In addition, the



Figure 3.37: The church is an important focus of the character area (source: Bassetlaw Museum, 2010).

building has north and south porches, a north side mortuary chapel, north side vestry and a chancel.

Map 35: St Nicholas Church in the late eighteenth century (left) and the late nineteenth century (right) (source: Notts Archives, 2010 and BDC/Nottingham City Council, 2011).



3.72 The churchyard is an important asset that contributes to the setting of the church. It is rectangular in plan form and fronts Lincoln Road on the south side with a late nineteenth century retaining wall (the churchyard is significantly higher than the street).

3.73 On the west side of the churchyard, Chantry Walk maintains an unbroken line of retaining wall up to the Chantry House. The Chantry House has a rectangular plan form that faces the churchyard southwards. There is an east side boundary shared with Tuxford Hall. In addition, there is a rectilinear churchyard extension plot to the northeast of the church.

3.74 The Chantry House, Chantry Walk and the church boundary wall contribute positively to the significance of the setting and layout of the churchyard.

3.75 Tuxford Hall sits to the east of the church. It is a late-eighteenth century house with two-storey nineteenth century rear wings, giving a square plan form. The building has numerous service elements to the sides and a large private garden setting.



3.76 The former Read's Grammar School opposite is an imposing rectilinear building set just back from the road, with front wall and steps. There is a rear service area, which is presumably the old school yard, with ancillary buildings running along one side.

Map 36: Aerial mapping of the Church Character Area revealing the importance of trees to the layout and plan form of buildings set within large grounds (source: Nomad Plus/ BDC and Nottingham City Council, 2011).

- 3.77 The Old Vicarage is another significant property within the character area. The north facing part of the building is rectilinear in plan form facing Lincoln Road, with a projecting side wing and an eighteenth century rear wing that creates a double pile plan form. The main house is set well back from the road, with a tear drop driveway enclosed by a number of fine mature trees, providing an attractive closed vista from the adjacent churchyard.



Figure 3.38: The Old Vicarage is set well back from the road among many fine mature trees (source: BDC, 2010).

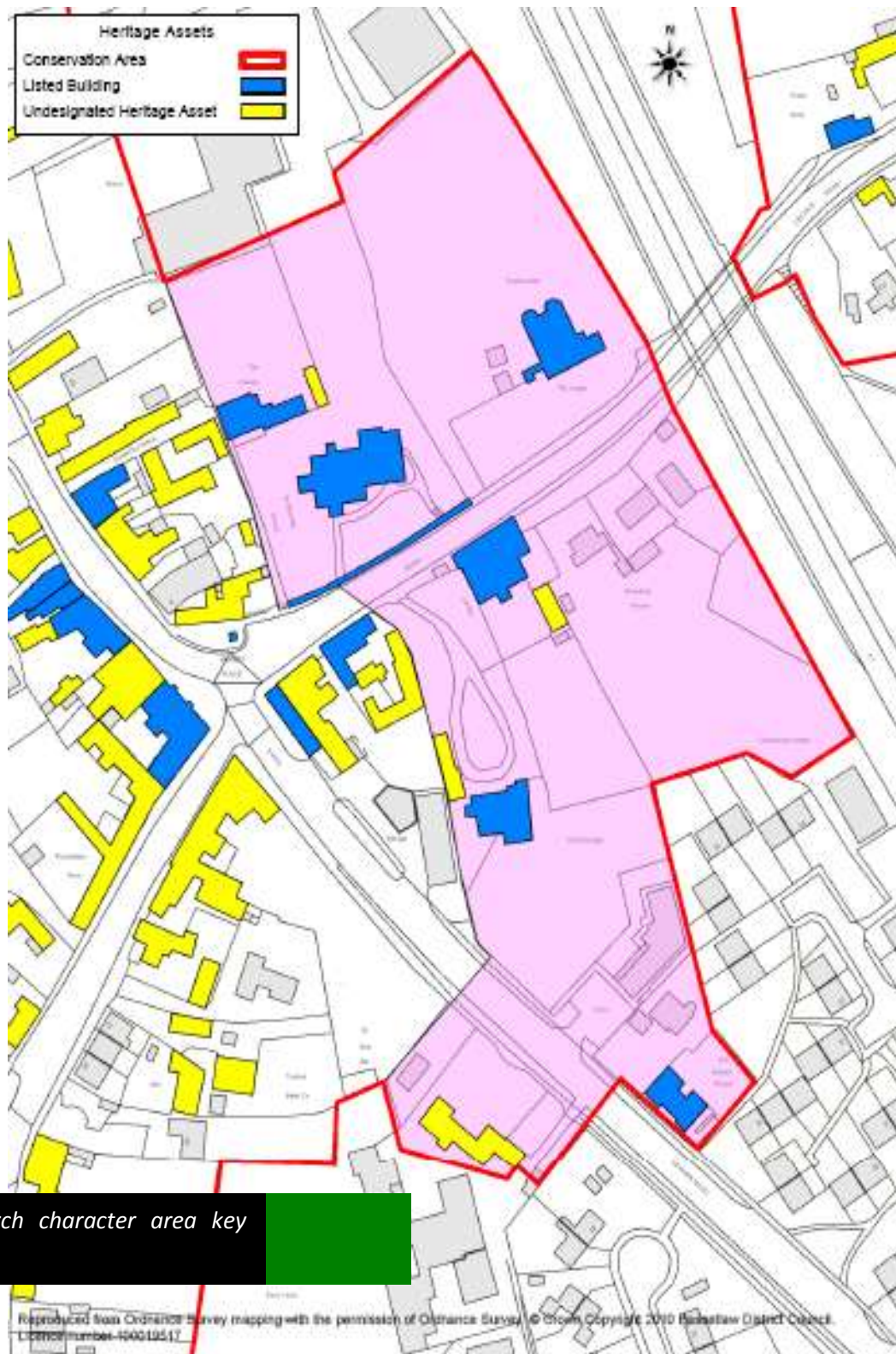
- 3.78 To the rear of the Old Vicarage is the large block formed by the Medical Centre. Of note, however, are the old school house and the present day primary school. The older building on the east side of the road is a three bay structure with projecting gables, including former school rooms. The later Victorian building (currently the primary school) is an elongated rectilinear structure, also with projecting gables.
- 3.79 Overall, traditional layouts of buildings follow the burgage plot pattern prior to the nineteenth century, although the turnpike changes during the eighteenth century led to the partial dissection of strip fields south of Lincoln Road and resulted in a looser building grouping along Newark Road. The pattern of building layouts within large plots, however, remains consistent throughout the character area and contrasts with the tight knit urban grain of the Market Place Character area.

Church Character Area - layout and plan form

Summary of special interest:

- The layout of the Church Character Area is characterised by individual buildings set within large plots. **Any new development, including infill or replacement, should seek to respect this character.**
- Buildings on Lincoln Road are located within former burgage plots, predominantly with frontages facing the road. **Proposals for the subdivision, reorientation or amalgamation of plots should not be supported.**

Architecture: buildings and materials



Map 37 – Church character area key buildings.

Disclaimer: The identification of heritage assets (as shown on the above map and as listed in the appendix) is by no means exhaustive and the 'list' of assets identified is subject to review and may change at a later date. The absence of any building on this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the special interest of the character and appearance of the Conservation Area. In addition, a number of heritage assets may be protected by Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990) as associated or curtilage structures to a listed building. Advice should always be sought from the Conservation Team at the District Council on individual assets.

3.80 The church remains the focal architectural structure in the character area, being designed and constructed as a landmark community building. The church predominantly dates from the twelfth to fifteenth centuries. The broad spire atop the west tower is distinctive with its lucarnes (single arched and cusped windows with hood moulds and a single cross finial).

3.81 The church is stone ashlar and has a substantial number of features of architectural interest⁷⁴. Of particular note is the clerestory that dates from 1473 (this is the area above the aisles pierced by windows) and a rood turret and chancel on the southeast side (the chancel was rebuilt by Thomas de Gunthorpe, the Prior of Newstead Abbey before the end of the fifteenth century). The church underwent significant periods of restoration during the nineteenth century.

3.82 The ashlar wall, gate and gate piers to the churchyard are also significant. They date from the late nineteenth century. The Lincoln Road wall is coped and is broken at the east end with a pair of rendered brick piers and iron gate. At the western end, the wall contains an opening with ashlar piers, double iron gates and an iron overthrow with central lamp. The iron railings have long since disappeared, probably during the Second World War when iron was a much needed commodity. The churchyard itself contains a wealth of monuments with historic interest, notably seventeenth, eighteenth and nineteenth century memorials.

3.83 The Chantry is an early-nineteenth century house overlooking the churchyard. A two-storey, four-bay building in render with slate roof, Georgian sashes and a panelled door with Tuscan style porch. The Chantry is an attractive part of the churchyard setting.

3.84 Tuxford Hall dates to 1785 and is a two



Figure 3.39: Church of St Nicholas and iron gateway with characterful lamp (sources: BDC, 2010).

⁷⁴ For a comprehensive appraisal of the church fabric, look at the listed building entry at <http://list.english-heritage.org.uk/>.

and half storey house in red brick with distinctive early nineteenth century extensions to the rear (see figure 3.42). The roof is pantiled and hipped with outer chimney stacks. As with many Georgian properties in Tuxford, the eaves are characterised with dentil brick detailing, as well as string courses at first and second floor. There is a central panelled door atop steps with a traceried overlight, flanked with fluted pilasters. Cantled bays and Georgian style sash windows complete the frontage.



Figure 3.40: Tuxford Hall in the early 1900s (source: Bassetlaw Museum, 2010). Note the openness of fields south-eastwards of the Hall prior to the bypass (bottom picture) and the arched window on the side wing.

- 3.85 It is reputed that a former owner of Tuxford Hall, Robert Stratton Wilson, had an altercation with the vicar over the appointment of a church warden, leading to the construction of a meeting room on the east side of the hall for rival services⁷⁵.
- 3.86 The Old Grammar School at 4 Lincoln Road was founded in 1669 by Charles Read. The principal building is red brick set on a moulded brick plinth with brick quoins. It is two storeys with sprocket eaves and attic accommodation inside the large pantiled bell canted hipped roof, which includes a number of dormers and chimneys stacks. Interesting features include the central double wooden door dated 1757, with heavy

⁷⁵ Ottewell (2004): p.32.

rusticated brick pilasters and painted orb finials. The painted panel above the door reads:

“1669 Ingredere Ut Proficias Condita Disciplinae Charitativae Desigrata A
Carolo Read. What God Hath Built Let Not Man Destroy. Faxit”.

3.87 The roadside buttressed red brick wall, gates and steps are also significant.

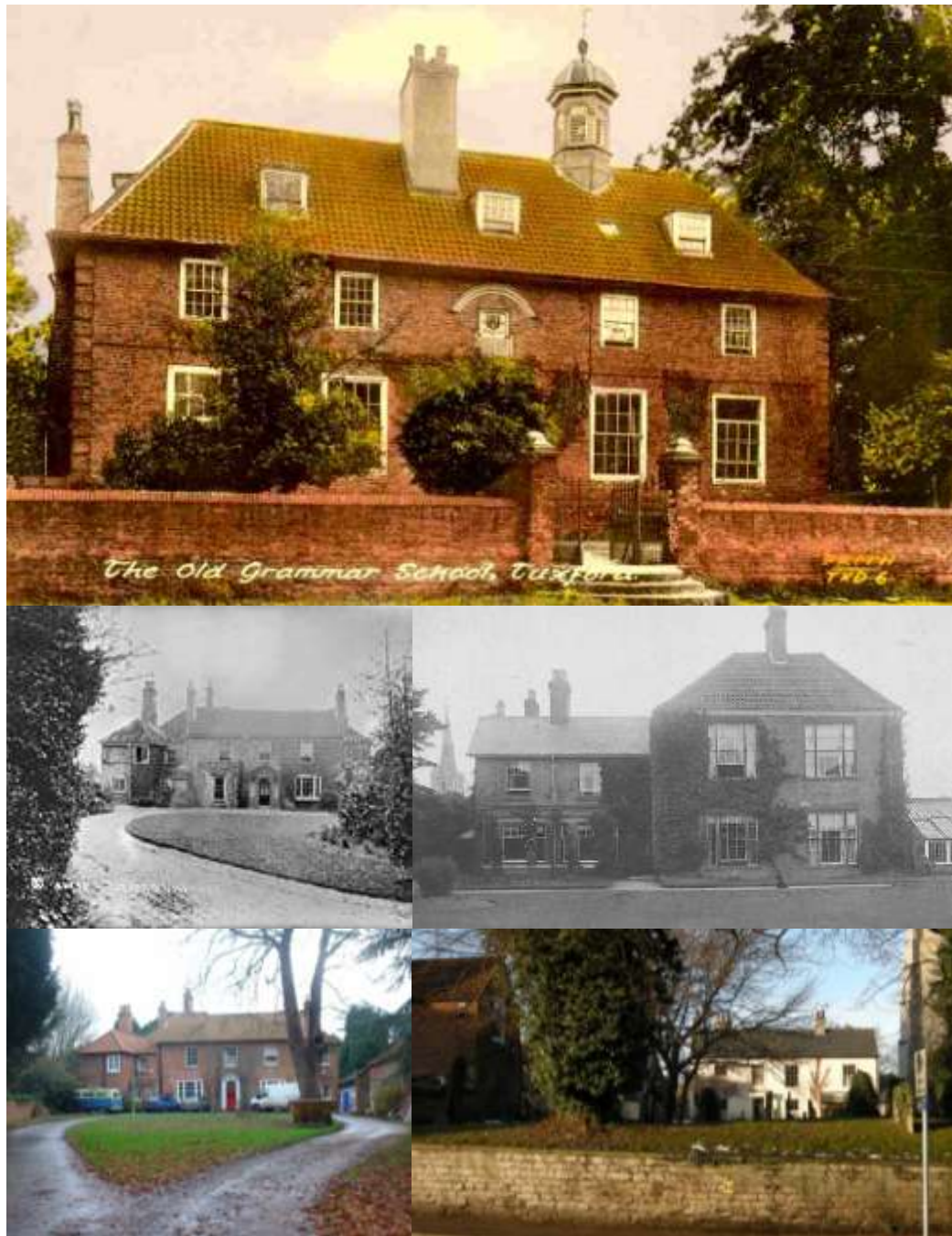


Figure 3.41: Key buildings. Top: Read's Grammar School in 1920 (source: Bassetlaw Museum). Middle: the Old Vicarage in the early 1900s (source: Bassetlaw Museum, 2010). Bottom: the Old Vicarage, left, today (source: BDC, 2008) and the Chantry (source: BDC, 2010).

3.88 Also in this historic grouping is the Old Vicarage. Built in the mid to late eighteenth century, with later nineteenth and twentieth century additions, the former vicarage is

two storeys in red brick with clay pantiles. The eighteenth century north side frontage has dentilated eaves (in dog tooth style) with a central panelled doorway between Tuscan style columns and an open pediment.

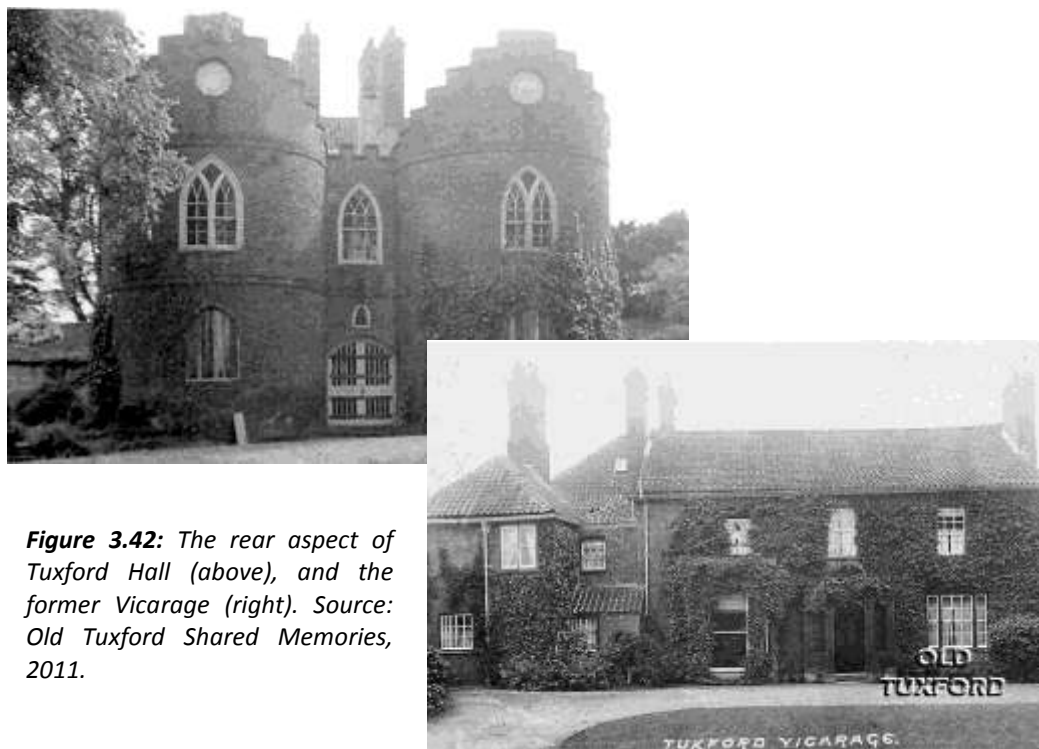


Figure 3.42: The rear aspect of Tuxford Hall (above), and the former Vicarage (right). Source: *Old Tuxford Shared Memories*, 2011.

- 3.89 The Old School House on Newark Road is early nineteenth century, in roughcast render with clay pantile roofs and matching roughcast chimney stacks. The adjacent Victorian school is red brick with slate. Together, these buildings form an attractive grouping with historic interest as education buildings from the nineteenth century.

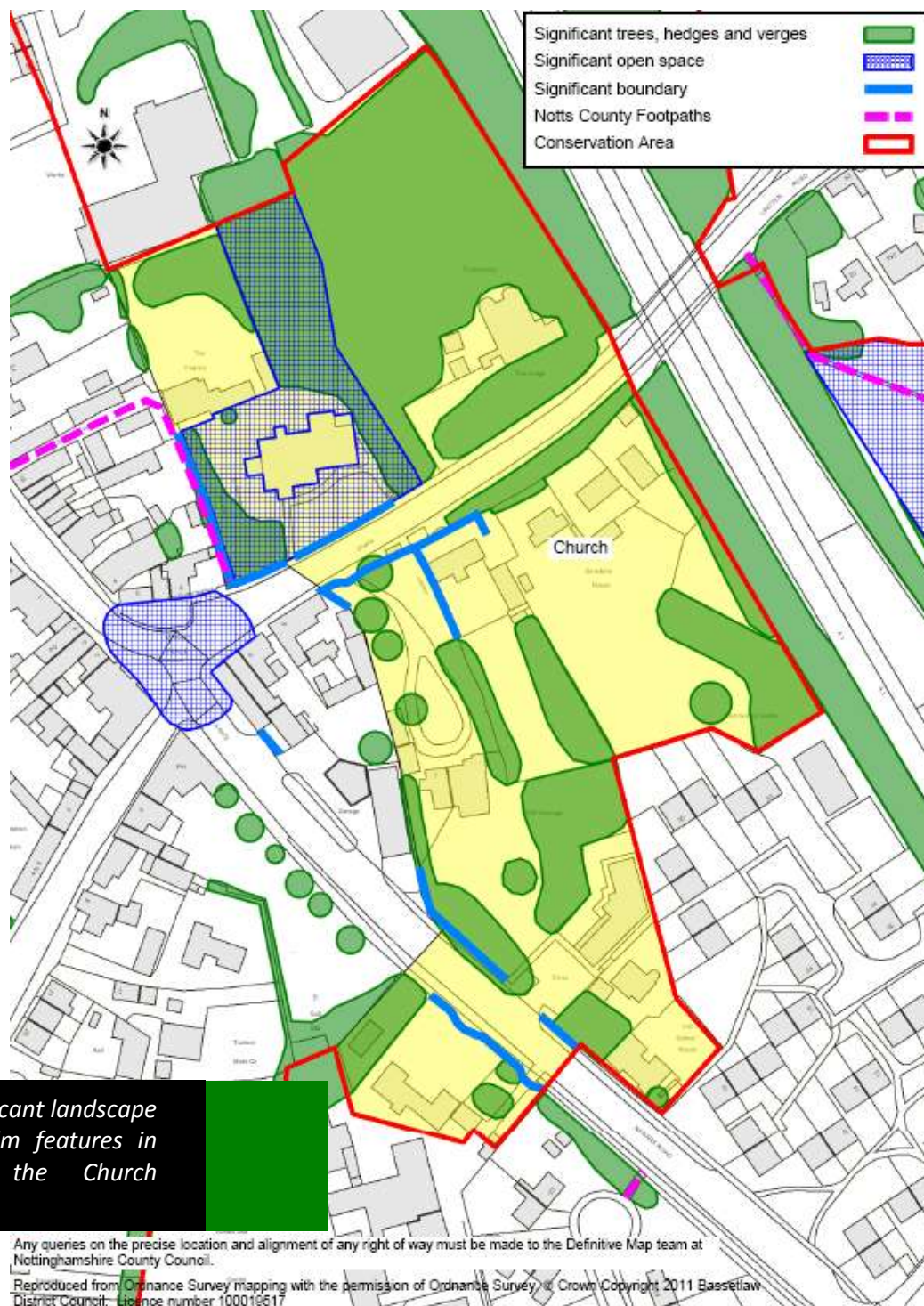
Church Character Area - architecture: buildings and materials

Summary of special interest:

- Church character area contains a number of significant buildings that contribute positively to the special interest of the Conservation Area. These are regarded as heritage assets and are identified on map 37. **There should be a presumption against the demolition or substantial alteration of any building considered to contribute positively to the character and appearance of the character area.**
- Older buildings from the eighteenth and nineteenth centuries are rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by chimneys. **New development should complement the form and mass of historic buildings within the character area.**
- Historic materials are predominantly red brick with clay pantiles or natural slate, painted timber joinery and cast iron rainwater goods. **New development should use materials that reflect or compliment the traditional materials of the character area.**

Public realm, amenity spaces, landscaping and boundary treatments

- 3.90 The character area contains a wealth of mature trees, notably around the churchyard, Tuxford Hall and the Old Vicarage.



Disclaimer: The identification of significant landscapes and boundary features including historic walls, railings, 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.

- 3.91 The churchyard is an important focal community space. It is elevated from the street, giving the church, monuments and trees a sense of stature. The erection of the war memorial, which was unveiled in 1920, gives a special focus to the southeast part of the churchyard.



Figure 3.43: The churchyard and boundary walls. This area is a positive contrast to the urban character of Market Place. Chantry Walk is a key thoroughfare on the west side. Source: BDC, 2009.

- 3.92 The walls, gates and steps are key features of the churchyard, old grammar school and the Old Vicarage. The church walls are predominantly stone ashlar, which references

the church itself. By contrast, the Grammar School front wall is red brick with moulded copings and the walls to the Old Vicarage are red brick.



Figure 3.44: Lincoln Road, early 1900s. Note the green verges and trees leading up to the Newcastle Arms (source: NE Midlands Photographic Record, 2010).

- 3.93 Prior to the completion of the A1 bypass and infill development adjacent to the old Grammar School, the landscape was generally more open and rural in character (see figure 3.40 for example). The wide green verge opposite Tuxford Hall on the south side of the road is a reminder of this historic character.



Figure 3.45: The medical centre and Old School House on Newark Road sit among fine mature trees and positive boundary treatments (source: BDC, 2007).

- 3.94 Newark Road also contains a positive mix of brick walls and trees, with some hedges and green verges (see figure 3.45 above, for example).

Church Character Area - public realm, amenity spaces, landscaping and boundary treatments

Summary of special interest:

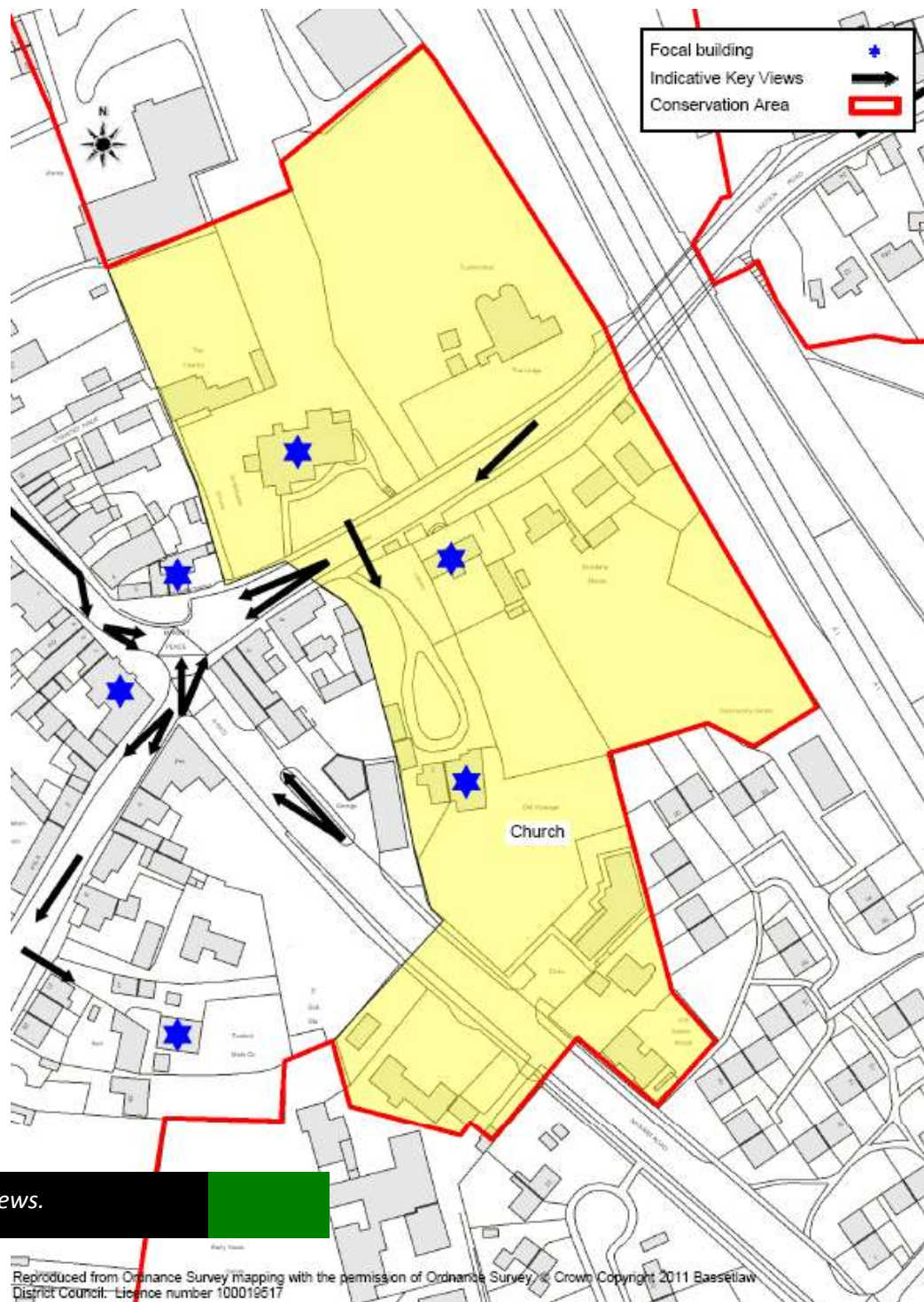
- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees. Of particular note are the ashlar and brick walls on Lincoln and Newark Road and the fine mature trees throughout. **Every effort should be made to retain these features within the character area where they contribute positively to the special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported.**
- Historic building materials for boundary walls are predominantly red brick and stone ashlar. **New development should take account of traditional boundary treatments. Proposed boundary treatments that are contrary to the local character should not be supported.**

Key views and vistas

- 3.95 Indicative key views in the Church character area are shown on map 39.
- 3.96 The church is an important monument in the landscape and commands views from specific vantage points in and out of the Conservation Area more generally (see *key views* in the Market Place character area section for example).
- 3.97 Read's Grammar School is a focal building that enjoys a degree of prominence on Lincoln Road. On approach from the east, the Old School House sits atop the rise. The general mass, form and architectural quality of Read's Grammar School naturally draw the eye.
- 3.98 From Lincoln Road and the elevated churchyard, views of the Old Vicarage are positive and reinforce the historic relationship between church and vicarage.



Figure 3.46: View of the Old Vicarage from the war memorial (source: Bassetlaw Museum, 2010).



Map 39 – Key views.

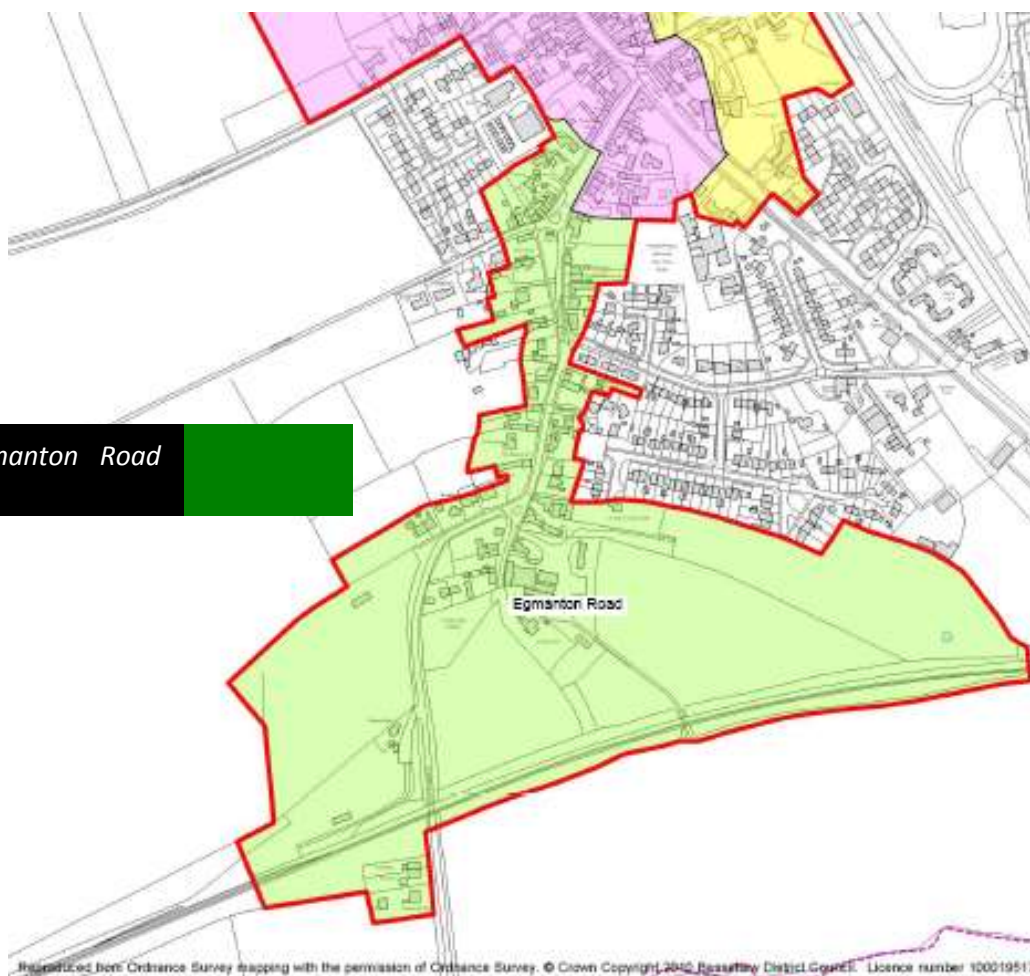
Market Place Character Area- key views and vistas

Summary of special interest:

- There are a number of important views within and outside of the character area. Indicative views are illustrated on map 39. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported.**

Egmanton Road Character Area

- 3.99 Egmanton Road connects Tuxford with Laxton, which has important historic associations with the medieval demesne of the de Lexington family and their descendants from the twelfth century onwards.
- 3.100 The character of this area is essentially rural, with clusters of historic farmsteads and cottages from the eighteenth and nineteenth centuries grouped along the street.
- 3.101 The green and village lock-up are an obvious focal point at the north end of the character area and to the south, the St John's College Farm area is an attractive grouping of historic buildings and green spaces.



Map 40 – Egmanton Road character area.

Layout and plan form

- 3.102 Newcastle Street stretches from Newark Road at the Market Place down to St John's College Farm in the south, although historically, this stretch of carriageway was known as Egmanton Street prior to the Duke of Newcastle's acquisition of estate in the early 1800s. Egmanton Road begins at the small green at the front of 91 Newcastle Street. The historic medieval connections with Egmanton and Laxton and the predominant rural character of Egmanton Road and Newcastle Street from the lock-up are an

important contrast to the urban feel of the Market Place character area. Nevertheless, on approach to the lock-up from Newark Road, the layout character is transitional, with the terraced rows on the north side cornering Long Lane giving a sense of Tuxford's urban character.



Map 41: 1799 Enclosure Map showing Egmont Street and Egmont Road (source: Nottinghamshire Archives, 2010).

3.103 The green itself was formerly a pond, although it is now defined by trees and the lock-up. This character reinforces the rural quality of this part of the character area.

3.104 Southwards from the green and lock-up, buildings are generally loose-knit, with occasional groups of close-knit farmsteads and cottages separated by former orchards and green spaces. Historic buildings are predominantly rectangular plan forms facing the street, although some cottages, farm buildings and other ancillary structures are gable end onto the road within former burgage plots.



Figure 3.47: Buildings around the green are close-knit on the north side, but the character becomes distinctly looser southwards (sources: BDC, 2010 and Bassetlaw Museum, 2010).



Map 42: Newcastle Street in 1875 (left) and 1887 (right) (source: Nottingham City Council/BDC, 2011).

- 3.105 The historic layout is slightly fractured by modern development on the street close to Clark Lane. The ground slopes downwards at this junction and it must have had an attractive view of fields and rolling landscape in the nineteenth century.



Figure 3.48: The College Farm end of the character area is an attractive mix of farmsteads and cottages (source: BDC, 2008).

3.106 Further south, however, the street and building layout is much more cohesive in terms of its historic and architectural interest and buildings in and around the College Farm site. It is an attractive part of the Conservation Area.

3.107 A pair of late Victorian semi-detached houses facing Egmonton Road preceded later twentieth century infill dwellings back towards the small green at 91 Newcastle Street, but these follow the same building line and all face the road with rectilinear plan forms.

Egmonton Road Character Area – layout and plan form

Summary of special interest:

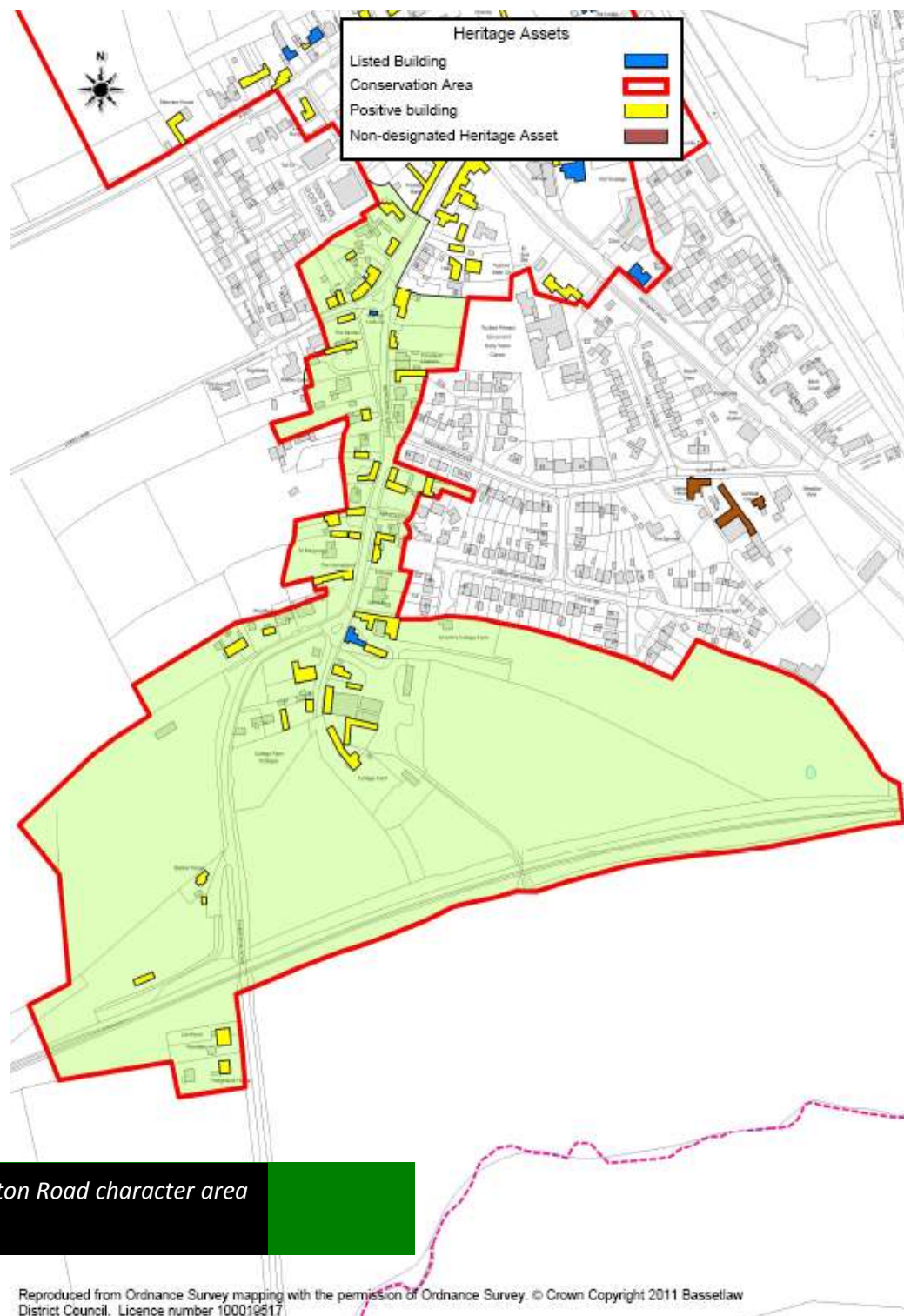
- The established layout of Egmonton Road character area is characterised by low-density houses and cottages in rectilinear plan forms facing or gable end to the road. Additional accommodation is predominantly achieved by rear service wings perpendicular to the principal house. **Any new development, including infill or replacement, should seek to respect this character.**
- The layout of narrow plots south of the green contributes positively to the historic plan form of the character area. **Proposals for the subdivision, reorientation or amalgamation of plots should not be supported where this would result in an erosion of the predominant historic layout.**

Architecture: buildings and materials

3.108 The historic vernacular of the character area is predominantly eighteenth and nineteenth century red brick cottages, farm houses and barns, although there are a small handful of distinctive individual buildings such as the lock-up.



Figure 3.49: The village lock-up. Note the fire engine shed at the rear. Source: NE Midlands Photographic Record, 2010.



3.109 The lock-up was controlled by the town constable (who was locally elected), and was where prisoners were incarcerated before being taken to the Magistrate's Court in

Retford. The lock-up is a single storey, three bay red brick structure with a hipped clay pantile roof and dogtooth brick detail at the eaves. The central doorway contains a large panelled iron door with long hinges, either side of which are blind windows with small porthole openings with iron bars. The date of 1823 is set within a stucco panel above the arched doorway. Inside, the cells sit either side of a central lobby (see figure 3.50, below).

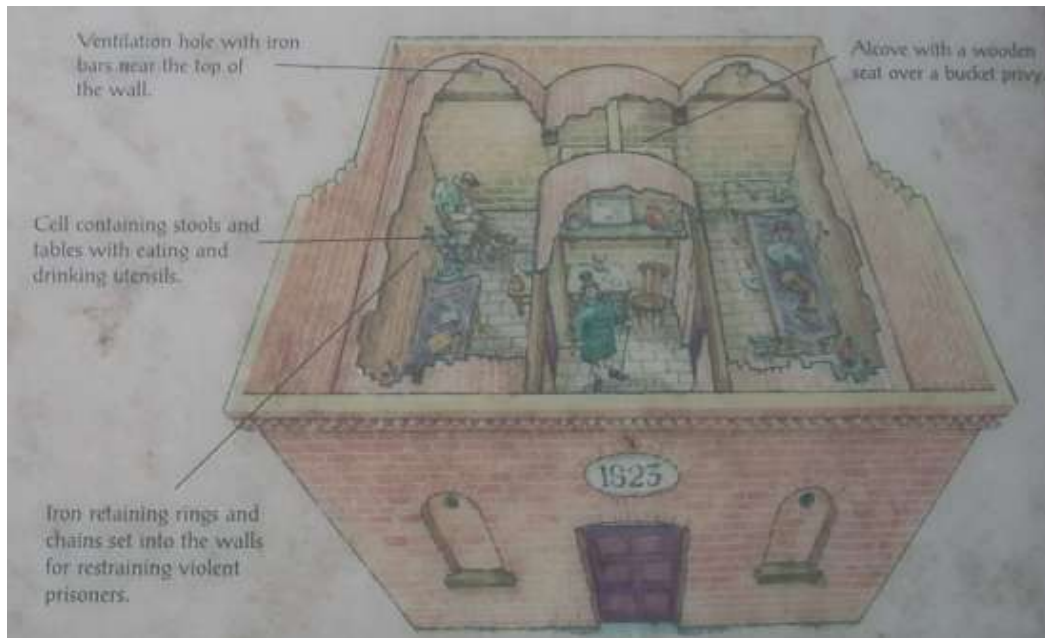


Figure 3.50: Illustration of the lock-up interior (source: photo by BDC (2010) taken of interpretation board at front of building).

3.110 Adjacent, 33 Newcastle Street is a contemporary building from the early to mid-nineteenth century. As the old doctor's surgery, it has historic connections with the lock-up (the lock-up was used as a temporary mortuary in the early-1900s). The building is two storeys with rusticated stucco work, Georgian-style timber sash windows with upper floor Regency windows (with margin lights), slate roof and decorative brick chimneys.



Figure 3.51: The former doctor's surgery (source: BDC, 2006).

3.111 Numbers 35 and 37 Newcastle Street have a degree of local architectural and historic interest and contribute to the setting of the green.



Figure 3.52: Key buildings at the green. Top: 14-24 Newcastle Street today (source: BDC, 2010). Middle: 14-18 Newcastle Street in 1968 (source: Bassetlaw Museum, 2010). Bottom: the former doctor's house, left, in the early 1900s (source: NE Midlands Photographic Record, 2010), and right, the attractive form and brick detailing at 28-30 Newcastle Street in the early 1980s (source: Bassetlaw Museum, 2010).

3.112 On the north and west side of the lock-up, the buildings that comprise 8 to 36 Newcastle Street are positive, being predominantly two storey red brick eighteenth and nineteenth century cottages. The houses on the corner of Long Lane are

characterful and are good examples of historic terracing. Slate and clay pantile roofs with decorative chimneys are typical (see figure 3.52 for example).



Figure 3.53: Roofs are a mixture of clay pantiles and slate on historic buildings. Houses have chimney stacks, predominantly with brick detailing such as oversailing courses (source: BDC, 2010).

3.113 In the southern half of the character area, the rural vernacular is much more overt, with farmhouses, cottages and barns, typically in red brick with clay pantiles. Traditional barns, for example, often possess brick ventilators, simple brick arches,

timber joinery on pintles and occasional brick flourishes such as tumbling in on the gables.

- 3.114 Number 91 Newcastle Street is a good example of local early nineteenth century farmhouse vernacular, originally constructed in red brick with a clay pantile roof, matching chimney stacks and characteristic brick detailing, including dentil eaves, string course and Flemish brick bond. The building is two storeys with garret accommodation to the roof. The front aspect has Victorian profile 'two over two' sash windows and a central painted panelled door with a three pane overlight, all with cambered brick arches. Yorkshire sliders are evident elsewhere on the building and the rear service wing is two storeys in red brick with a slate roof.



Figure 3.53: Historic images of 91 Newcastle Street, a typical nineteenth-century farmstead (source: Bassetlaw Museum, 2010 and Old Tuxford Shared Memories, 2010).

- 3.115 The construction of the railway station on Egmanton Road encouraged later Victorian urban forms, notably Blenheim House.



Figure 3.55: Blenheim House (top left); 79-81 Newcastle Street in the early 1900s (top right); 91 Newcastle Street on approach from Egmanton Road (bottom left), and part of the College Farm site (sources: Bassetlaw Museum, 2010 and BDC, 2008 and 2010).

- 3.116 Overall, traditional vernacular features of the character area include painted timber joinery such as sash windows and panelled doors, brick detailing such as Flemish and English bond, window and door headers, eaves and band courses, chimneys with oversailing courses and traditional roofing materials such as clay pantile and slate.

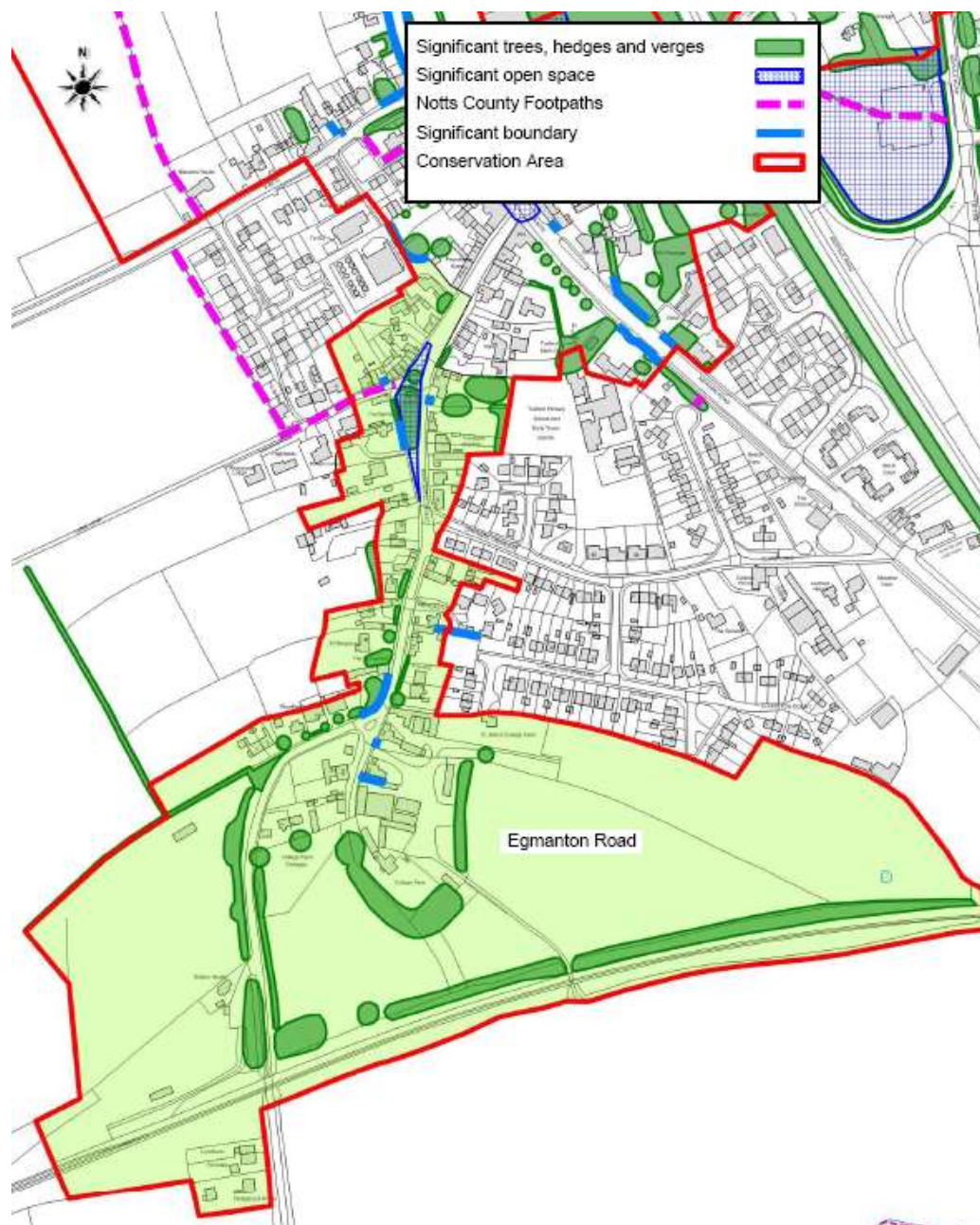
Egmanton Road Character Area - architecture: buildings and materials

Summary of special interest:

- Along with its listed buildings, Egmanton Road 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 43. **There should be a presumption against the demolition or substantial alteration of any building considered to contribute positively to the character and appearance of the character area.**
- Dwellings are generally two storeys. Older buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick chimneys. **New development should complement the form and mass of the historic built forms within the character area.**
- Historic materials are predominantly red brick with clay pantiles or natural slate, painted timber joinery and cast iron rainwater goods. **New development should use materials that reflect or complement the traditional materials of the character area.**

Public realm, amenity spaces, landscaping and boundary treatments

3.117 Indicative locations for significant trees, hedges, verges, open spaces and boundaries are set out on map 44, below.



Map 44 – Key landscape features within Egmanton Road character area.

Any queries on the precise location and alignment of any right of way must be made to the Definitive Map team at Nottinghamshire County Council.

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Disclaimer: The identification of significant landscapes and boundary features including historic walls, railings, 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.

- 3.118 Greenery is an important characteristic of the character area, with a number of positive trees, hedges and verges reinforcing the rural identity of southern Tuxford. The green at the northern end of the character area (containing the lock-up), is a focal green space and also contains many fine mature trees.
- 3.119 There is a smaller green at 91 Newcastle Street, which provides a focus to the Egmonton Road approach and a group of distinctive historic farmhouses, barns and cottages in the College Farm area.



Map 45: The impact of the 1897 east-west railway line had a major impact on the landscape at the southern end of Tuxford. The raised bank contains many trees that provide a positive boundary to the Conservation Area. The land to the south of College Farm is characterised by medieval ridge and furrow which runs diagonally from southeast to northwest (source: Nottingham City Council/Bassetlaw, 2011).



Figure 3.56: The green is a focal space within the character area (source: BDC, 2010).

3.120 At the southern end, trees, hedges, and areas of historic farm land and archaeologically significant medieval ridge and furrow⁷⁶, provide a distinctive landscape setting for the Conservation Area (see map 45). The late-Victorian railway embankment is a feature of interest at the boundary of the Conservation Area.

Egmanton Road Character Area - public realm, amenity spaces, landscaping and boundary treatments

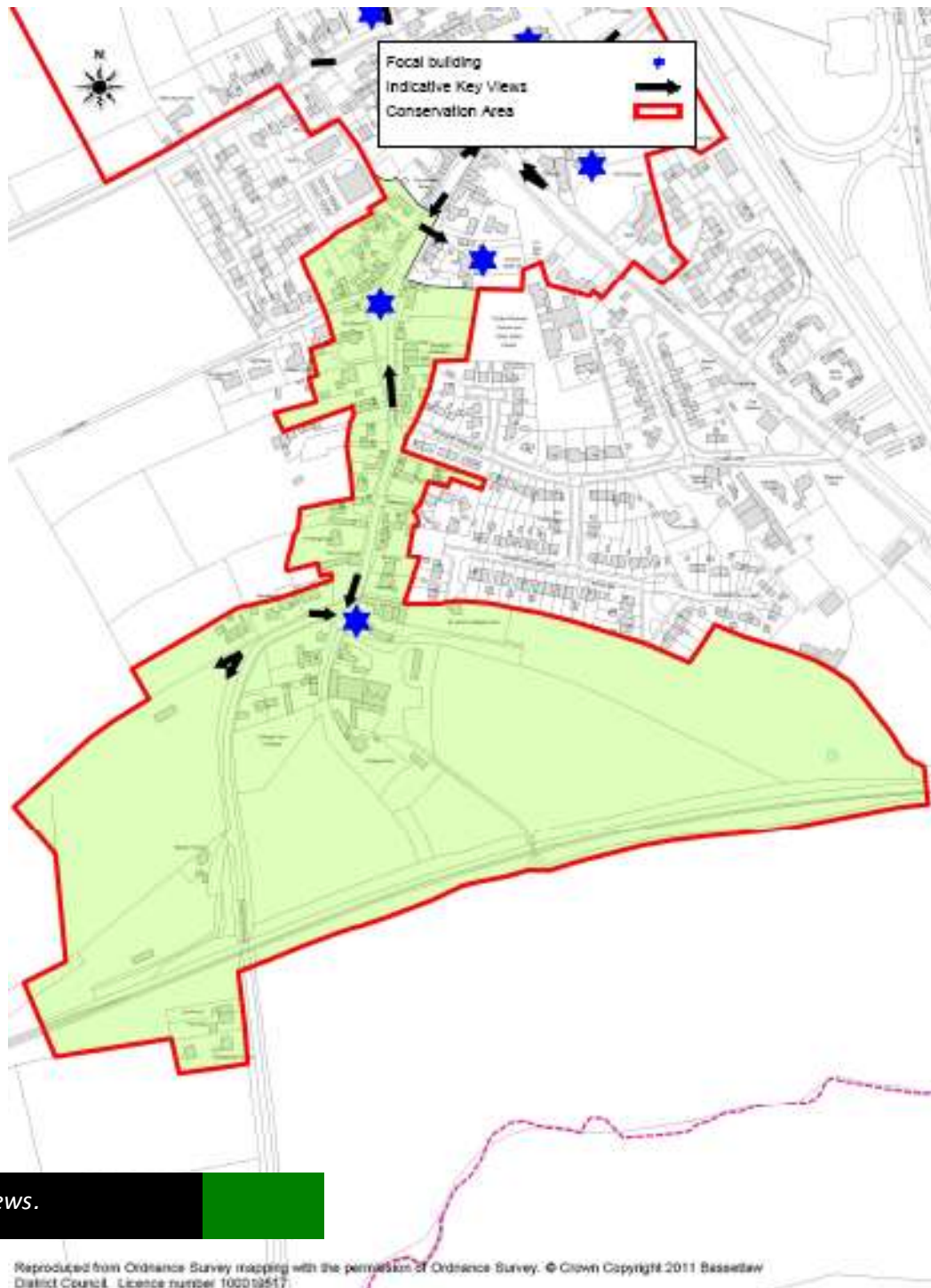
Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees. **Every effort should be made to retain these features within the character area where they contribute positively to the special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported.**
- Historic boundary walls are generally red brick in Flemish or English Garden Wall bond and traditional fencing is timber post and rail with five bar gates. **New development should take account of traditional boundary treatments. Proposed boundary treatments that are contrary to the local character should not be supported.**

⁷⁶ Land south and southeast of College Farm is recognised on the Nottinghamshire Historic Environment Record as being of archaeological interest.

Key views and vistas

3.121 Indicative key views are set out on map 46, below.



3.122 The lock-up is a focal building and views along Newcastle Street, towards the trees at the green, are an important feature of the character area (see figure 3.57). Buildings around the green provide an attractive sense of enclosure to this space.

3.123 At the southern end, views to and from the small green in front of 91 and southwards along Newcastle Street towards College Farm are significant, reinforcing the rural character of Egmonton Road character area. The arrangement of historic buildings is positive, providing visual interest throughout this part of Tuxford Conservation Area.

3.124 In the wider Conservation Area setting, views from the road and verge near Blenheim House, south and west towards the old station and rural countryside are positive, helping to reinforce the rural distinctiveness of this part of the character area.



Figure 3.57: Focal buildings (top) and the former Station on Egmonton Road. Views of countryside southwards are a feature of the character area. Sources: BDC, 2006 & 2008, and Old Tuxford Shared Memories, 2010.

Egmonton Road Character Area - key views and vistas

Summary of special interest:

- There are a number of important views within and outside of the character area. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported.**

Lincoln Road Character Area

3.125 The Lincoln Road character area is small but distinct. Separated from the historic town centre by the A1 bypass at the end of the 1960s, the area contains a number of historic buildings, as well as significant green spaces, trees, hedges and verges.

3.126 The historic name for this roadway was Sludge Gate. The rural character of buildings and plot layouts, notably farmsteads and cottages, remains the predominant interest of the area.



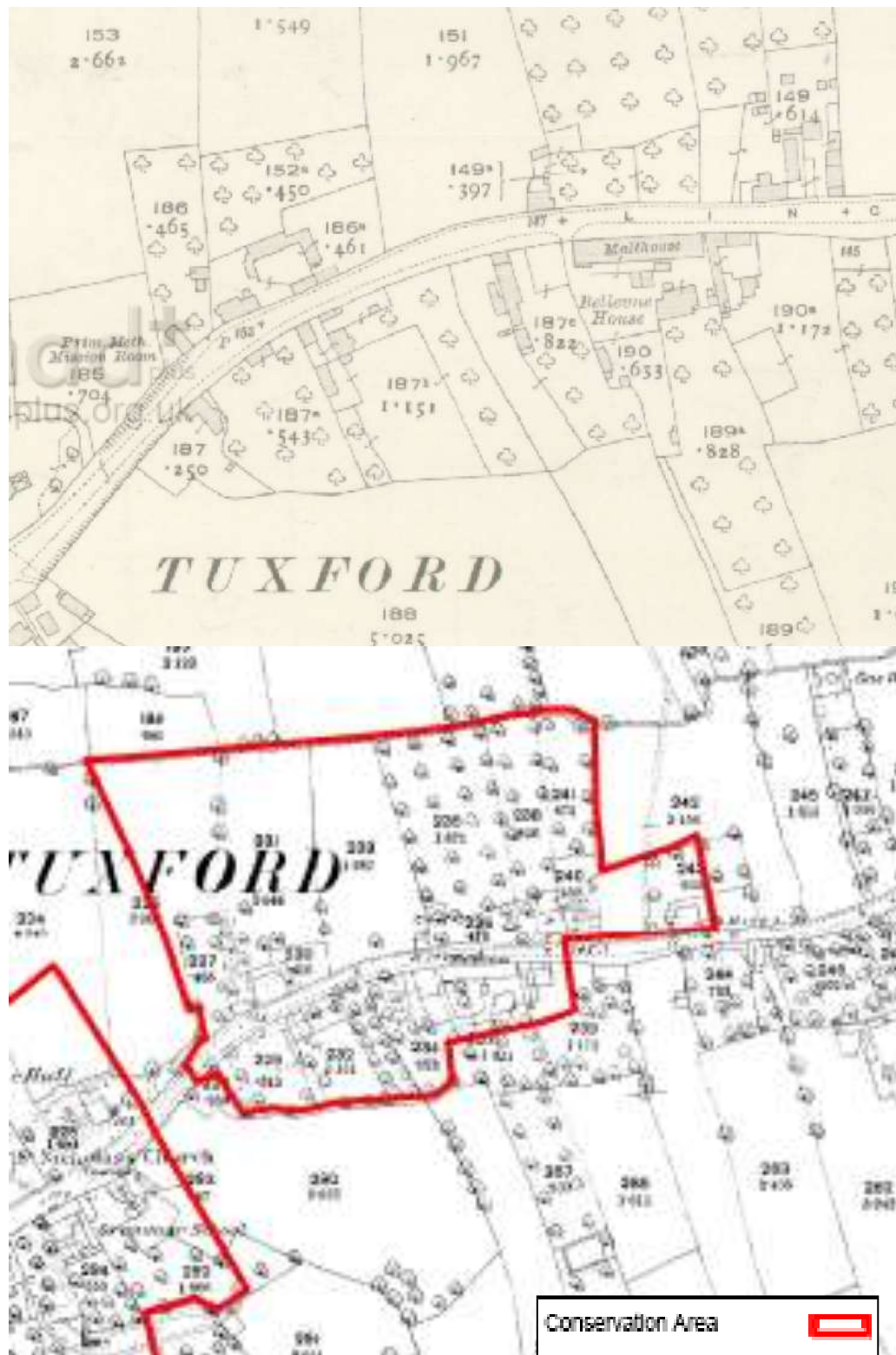
Map 47 – Lincoln Road character area (reproduced with permission of Ordnance Survey, licence no.100019517).

Layout and plan form

3.127 Sludge Gate was historically characterised by low density clusters of farmsteads and cottages interspersed with fields and orchards. A sense of this historic character is achieved by walking eastwards from the A1 bypass flyover along Lincoln Road from Pump Farm to Faraday Avenue junction.



Map 48: Enclosure map from 1799 showing Sludge Gate (now Lincoln Road). Note the ponds further along and the pattern of strip fields. Source: Nottinghamshire Archives, 2010.



Map 49: Lincoln Road at the end of the nineteenth century (source: BDC/ Nottingham City and Ordnance Survey, 2010 (licence no.100019517)).

- 3.128 The layout of buildings and plots has been much affected by the construction of the bypass, with the southern slip road and connection of Ashvale Road creating an island on the south side of Lincoln Road (the A6075). There has also been a degree of later twentieth century infill and back-land development on the south side of Lincoln Road. This has eroded some of the significance of the layout of this part of the Conservation

Area, although tree screening to the A1 and on the south side of Lincoln Road helps mitigate this impact. Historic buildings remain close to the highway, either facing or gable end onto the road in rectilinear plan forms.



Figure 3.58: Traditional farm building layout from the late eighteenth/early nineteenth century at Pump Farm (source: BDC, 2006).

3.129 On the north side of the main road, however, the historic character of Sludge Gate is much better preserved, with Pump Farmhouse providing a focus for the attractive backdrop of fields and fine mature trees. This pattern is continued along Lincoln Road eastwards, with historic farmsteads interspersed by open green space, historic orchard spaces and field boundaries. Pump Farmhouse is a rectangular plan form directly onto the street, with a rear cat slide addition achieving extra service space. The associated farm buildings form a distinct U-plan to the side and rear. The rise in land towards the road means that the crew yard is visible from an elevated position on the roadside.

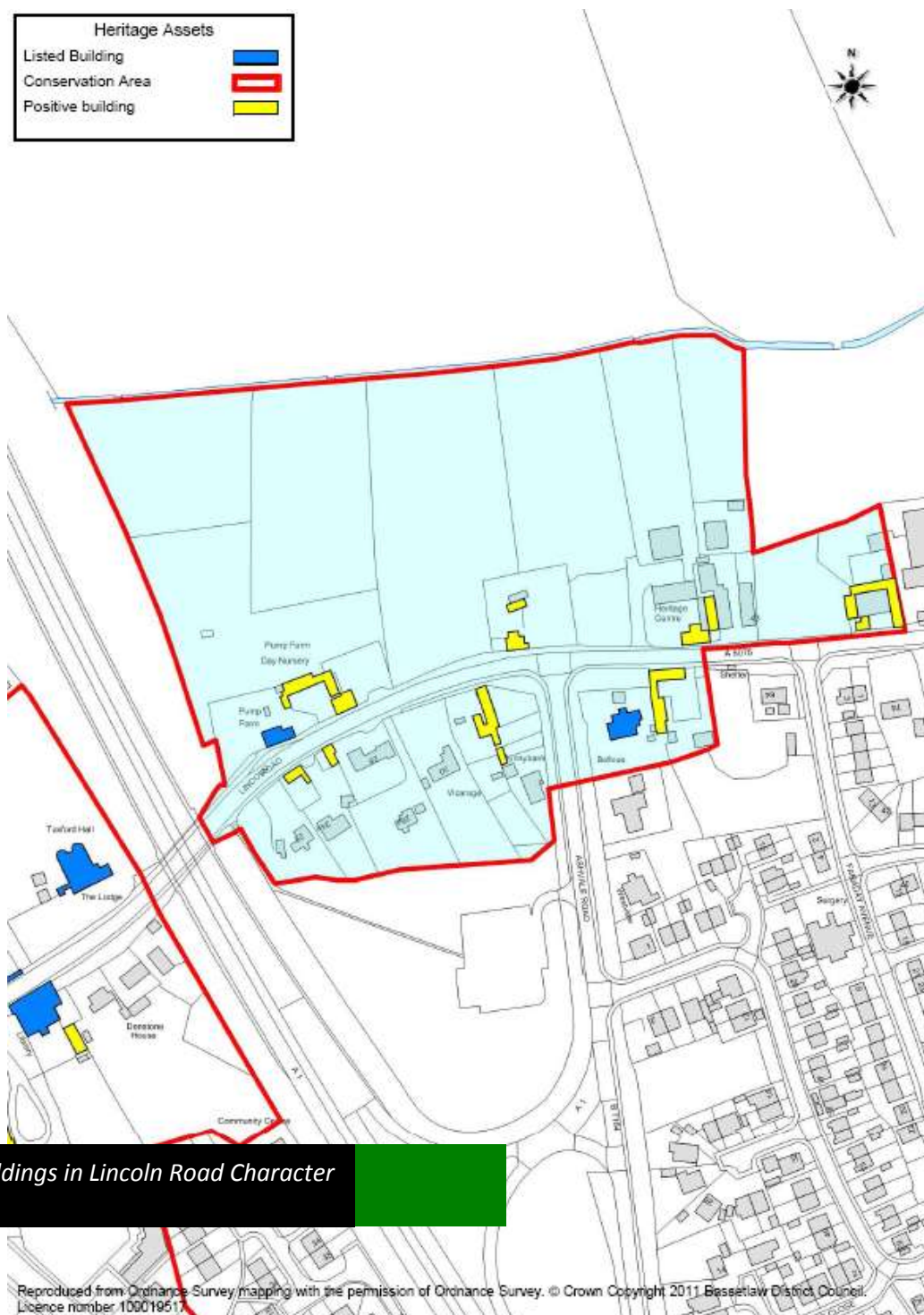
Lincoln Road Character Area – layout and plan form

Summary of special interest:

- The historic eighteenth and nineteenth century layout of Lincoln Road is characterised by low density clusters of cottages and farm buildings either facing onto, or being gable end onto the street and sited close to the highway. **Any new development, including infill or replacement, should seek to respect this character.**
- The spaces between farmsteads on the north side of Lincoln Road contribute positively to the historic street pattern and plan form of the character area. **Proposals that would erode this character should be avoided.**

Architecture: buildings and materials

3.130 Key buildings that contribute positively to the character area are identified on map 50, below.



Disclaimer: The identification of heritage assets (as shown on the above map and as listed in the appendix) is by no means exhaustive and the 'list' of assets identified is subject to review and may change at a later date. The absence of any building on this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the special interest of the character and appearance of the Conservation Area. In addition, a number of heritage assets may be protected by Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990) as associated or curtilage structures to a listed building. Advice should always be sought from the Conservation Team at the District Council on individual assets.

3.131 Pump Farm is a significant building range within the character area. The main farmhouse is late eighteenth century with an early nineteenth century extension. Built in red brick in Flemish bond with a clay pantile roof, the house is two storeys with a raised coped gable on the west side with a kneeler and integral chimney stack. Vernacular details include timber Yorkshire sliding sash windows and panelled door beneath segmental brick arches, blind windows (possibly tax relief windows) and dentil brickwork detail at the eaves. The barns contribute positively to the farmhouse, exhibiting typical rural vernacular, being red brick with pantile roofs, with brick ventilators and timber joinery.



3.132 There are a handful of historic buildings opposite Pump Farm, including 24, 26 and 34 Lincoln Road. Number 28 Lincoln Road appears to have incorporated part of an older building⁷⁷.



3.133 The modern twentieth century elements to the sides and rears of historic buildings on the south side of Lincoln Road are neutral or of limited historic or architectural interest, although Number 30, the Vicarage, is a distinctive post-war building. It may have been designed by N.M. Lane, the diocesan surveyor in the 1930s-1960s.

Figure 3.59: Pump Farm is a key building in the character area (source: BDC, 2006).



Figure 3.60: Looking back towards the church spire from Lincoln Road (source: Bassetlaw Museum, 2010). Note the old Primitive Methodist Mission Room with its gable end fronting the road (now demolished) next to Pump Farm. This was also the location of the old village pump.

⁷⁷ This may relate to a nineteenth century barn or cottage. Evidence of older brick wall sections can be found in the western part of the house (pers. comm. with the owner, 2011).

- 3.134 On the eastern side of Ashvale Road is 42 Lincoln Road (historically known as 'Bellevue'). This building is an important early nineteenth century building and is associated with former malthouses to the roadside. The house is two and a half storeys, three bays in red brick with a hipped pantile roof, brick dentil detail and two outer rendered stacks. The first and second floors have painted dentil bands. There is a central doorway with a modern glazed door, painted wedge lintel, fluted key block and wooden trellis and pantile porch. There are sash windows with margin lights on either side with three similar sashes above and smaller glazing bar sashes on the top floor. All sashes have painted wedge lintels with key blocks. To the rear are two storey and lean-to extensions.



Figure 3.61: The Vicarage (left), 42 Lincoln Road ('Bellevue', middle) and a view of historic farmsteads (right) with 33 Lincoln Road in the middle distance, north side of the road (this being the Walks of Life Heritage Centre). Source: Bassetlaw District Council, 2008 and 2011).

- 3.135 Further east on the north side of Lincoln Road, historic farmsteads from the late eighteenth and early nineteenth century replicate many of the historic and architectural qualities of Pump Farm and its environs. They are therefore considered to be an important element of the Conservation Area.

Lincoln Road Character Area - architecture: buildings and materials

Summary of special interest:

- Lincoln Road character area contains numerous buildings that contribute positively to the special interest of the Conservation Area. These are regarded as heritage assets and are marked out on map 50. **There should be a presumption against the demolition or substantial alteration of any building considered to contribute positively to the character and appearance of the character area.**
- Dwellings are generally two storeys. Older buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick chimneys. **New development should complement the form and mass of the historic built forms within the character area.**
- Historic facing materials are predominantly red brick with clay pantiles, painted timber joinery and cast iron rainwater goods. **New development should use materials that reflect or complement the traditional materials of the character area.**

Public realm, amenity spaces, landscaping and boundary treatments

- 3.136 The key elements of note in the public realm of Lincoln Road character area relate to trees, hedges, verges and the very special landscape setting on the north side of Lincoln Road. Indicative features are identified on map 51.



Figure 3.62: A positive feature of the character area is the variety of hawthorn hedges, green verges, mature trees and open spaces between red brick farmsteads and cottages (source: BDC, 2010).

- 3.137 There are a number of positive verges, hedges and trees throughout the character area.

3.138 Trees along the A1 bypass are important as they help screen the character area from the busy roadway.

3.139 The landscape surrounding Pump Farm and northwards of Lincoln Road is a positive feature of the character area. Hawthorn hedges and individual large mature trees add visual interest⁷⁸. This landscape character reflects the historic layout of fields on the north side of Sludge Gate (Lincoln Road). The New Drain (the water course that runs parallel to Lincoln Road) is a natural boundary to the Conservation Area.



Map 51 – Key landscape features in Lincoln Road character area.

Lincoln Road Character Area - public realm, amenity spaces, landscaping and boundary treatments

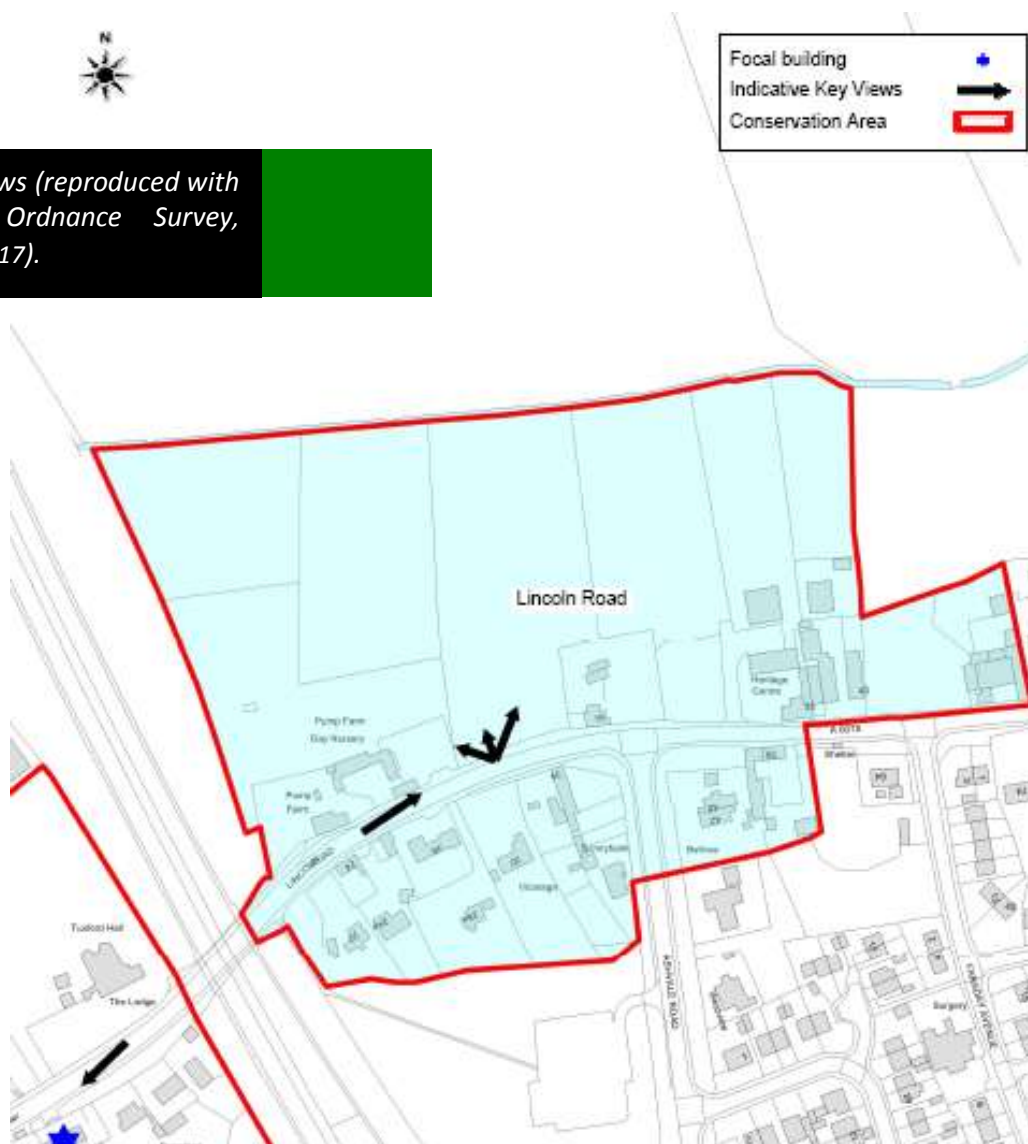
Summary of special interest:

- The character area contains a wide variety of landscape features including boundary treatments, verges, open space and trees. **Every effort should be made to retain these features within the character area where they contribute positively to the special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported.**
- Boundary treatments are generally red brick walls and hawthorn hedges. **New development should take account of traditional boundary treatments. Proposed boundary treatments that are contrary to the local character should not be supported.**

⁷⁸ Some of the large mature trees adjacent to Pump Farm may have been associated with the original layout of the Hall. Whether deliberate or by accident, this landscape has a distinct informal parkland type character.

Key views and vistas

3.140 Views along Lincoln Road, eastwards from the A1 bridge underpass are attractive, particularly as one picks up the curve in the road and the cottages and farmsteads from Pump Farmhouse to 19 and 33 Lincoln Road. The backdrop of fields and trees on the north side is positive and contributes to the significance of the character area.



Lincoln Road Character Area - key views and vistas

Summary of special interest:

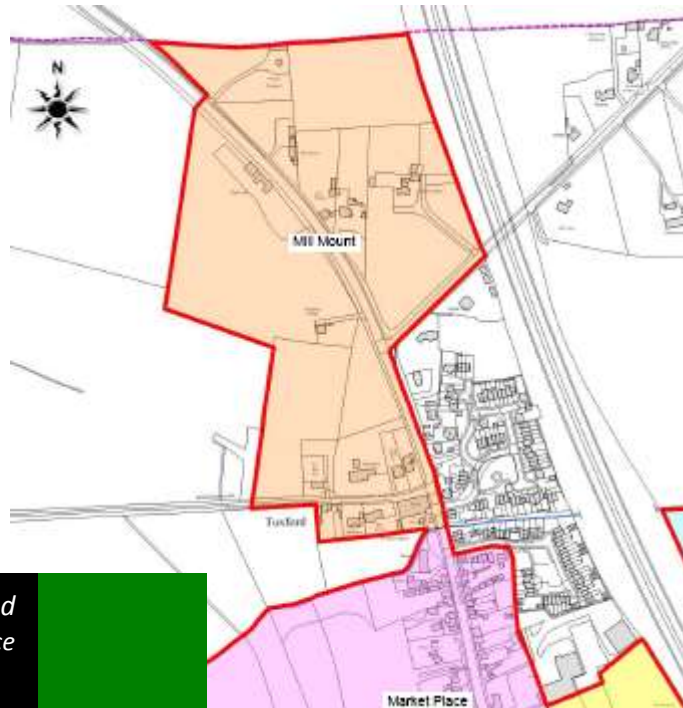
- There are a number of important views within and outside of the character area. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported.**

Mill Mount Character Area

3.141 Mill Mount is a well-defined historic area on the Great North Road. The windmill structure is a focal building and key landmark. As a working mill, the sails are a distinctive feature of Tuxford's skyline.

3.142 Many of the houses within the character area have architectural and historic interest.

3.143 The hill itself is an important topographical element and the views of it from Eldon Street and Bevercotes Lane are significant.



Map 53 – Mill Mount character area (reproduced with permission of Ordnance Survey, licence no.100019517).



Figure 3.63: Mill Mount from Eldon Street (source: Bassetlaw DC, 2011).

Layout and plan form

- 3.144 The layout of Mill Mount is characterised by low-density buildings in a loose-knit grouping atop the hill close to the Great North Road. The tower of the present day windmill is set back from the road, with ancillary buildings to the side.
- 3.145 South of the windmill on Great North Road, buildings comprising The Mount, Mill Mount, Shirehill and High Croft form a distinct group with an additional dwelling on Markham Road close to the position of another flour mill (long since demolished). These houses and their outbuildings are set within good sized plots, interspersed with trees and hedges. They are rectilinear in plan form facing the road, although Shirehill is set at an angle back from the house known as Mill Mount, making it prominent on the hill side.



Map 54: Mill Mount in the nineteenth century (sources: Ordnance Survey 1 inch, 1824-40; Sanderson's Map of Notts – 1835; 1875-87 OS map (Nottingham City Council, 2011).



Map 55: Back Lane (present day Bevercotes Lane) circa 1912 (source: Nottingham City Council/BDC, 2011).

3.146 Bevercotes Lane

(formerly 'Back Lane') contains a cluster of historic buildings on the south side. The old malthouse is a large rectilinear structure, with a prominent gable facing Eldon Street. The north wall of the former malthouse sits directly onto Bevercotes Lane.

1-4 Bevercotes Lane comprises a semi-detached pair of cottages facing the street and a cottage with gable facing the road. These appear to have been associated with the malthouse, although the plot between has since been infilled with modern bungalows (see map 55, for example).



Figure 3.64: Aerial shot of Mill Mount in the 1970s (source: NE Midlands Photographic Record, 2010).

Mill Mount Character Area – layout and plan form

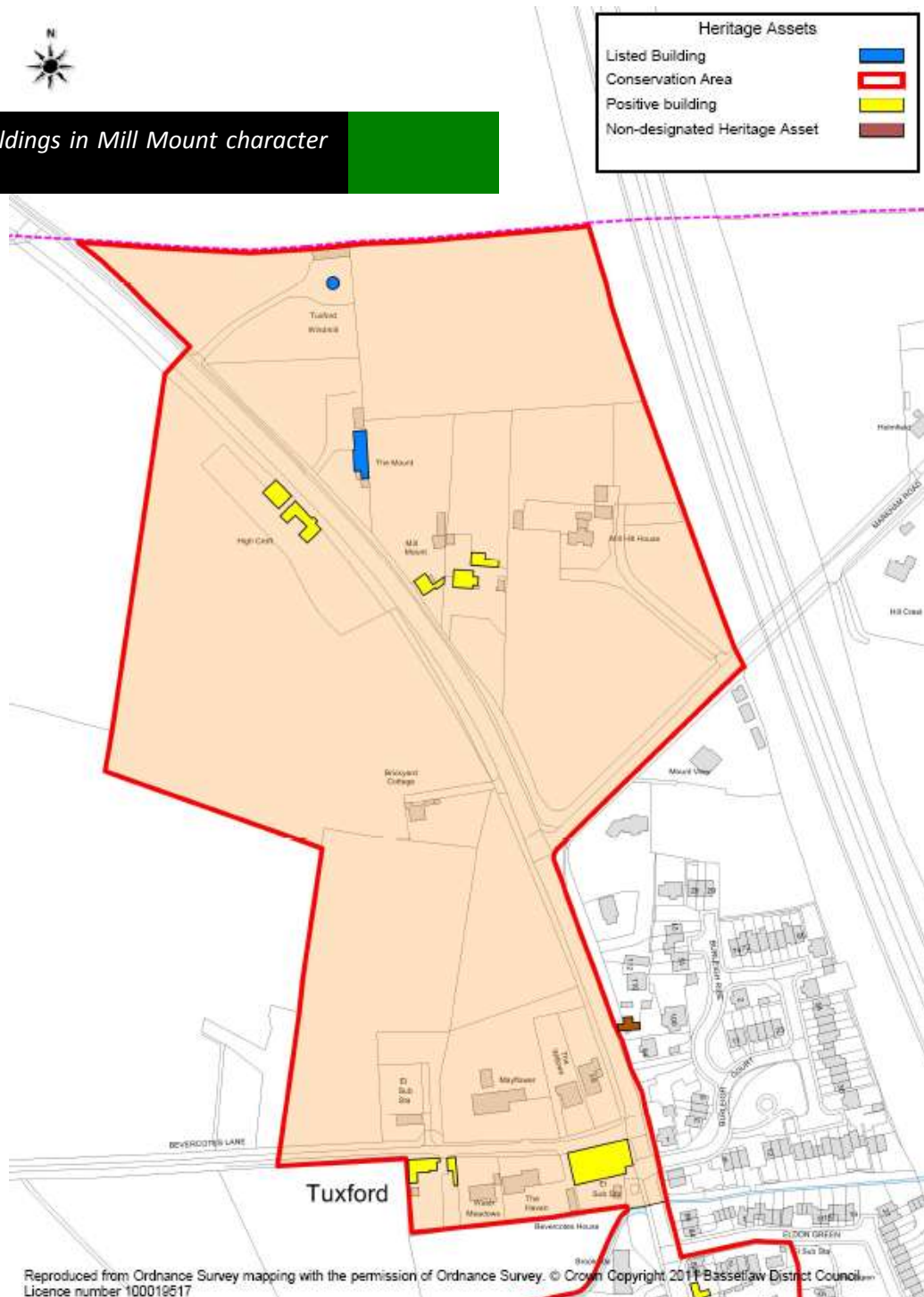
Summary of special interest:

- The historic eighteenth and nineteenth century layout of Mill Mount, Great North Road and Bevercotes Lane is characterised by low density clusters of cottages and houses either facing onto, or being gable end onto the street. **Any new development, including infill or replacement, should seek to respect this character.**
- The spaces between and around houses on Mill Mount contribute positively to the historic street pattern and plan form of the character area. **Proposals that would erode this character should be avoided.**

Architecture: buildings and materials

3.147 Key buildings that contribute positively to the character area are identified on map 56, below.

Map 56 – Key buildings in Mill Mount character area.



3.148 The windmill was built in 1820, the tower of which is three storeys and circular, and is constructed in red brick (which is tarred). There is dogtooth and raised brick banding at the eaves. The ground floor has two window openings and two doorways with

wooden doors. The first floor has three window openings and a single doorway. The top floor has 2 window openings.

3.149 The windmill was considerably damaged by lightning in 1885, but continued to be used into the twentieth century. Following a period of dereliction, the windmill was restored to working order between 1982 and 1993 and is now a significant heritage attraction within the local area. On good days, when wind allows⁷⁹, the sails will be seen turning. This is a feature of significant industrial interest when viewed from within or outside of the character area (see *key views* later in this section).



Map 57: Location of windmills circa 1875-87 (source: Nottingham City Council/BDC, 2011).



Figure 3.65: Tuxford Windmill is an important heritage asset (source: BDC, 2011).

3.150 A wooden post mill stood adjacent, which was a replacement for an earlier post mill that was dismantled during the mid-nineteenth century. The new post mill was moved

⁷⁹ Winds of 15-20 mph are considered optimum. See <http://www.tuxford-windmill.co.uk/Milling.htm>.

from Grassthorne in 1874 and was used until 1926 (see figure 3.66, below). The post mill was demolished in 1950.



Figure 3.66: Historic images of the windmill, including the former wooden post mill (sources: Bassetlaw Museum, 2010).

3.151 The windmill itself has many working features and areas of interest, including the meal floor with tentering gear and operating mechanisms (the 'governors'), mill

stones (and their furniture), sack hoist, wind-shaft, brake-wheel and turning gear. In addition, the former 'engine-pit', which housed a steam engine up until the late 1920's, can still be seen.

- 3.152 The adjacent outbuilding houses a café, which is single storey in red brick with a clay pantile roof. The windmill is a tourist attraction and is open to the public⁸⁰.



Figure 3.67: Mill Mount (left) and Shirehill (right) (source: BDC, 2011).

- 3.153 South of Tuxford Windmill is The Mount. This is an eighteenth century town house built in red brick with a rendered plinth. The roof is pantiled with brick coped gables, kneelers and two red brick gable chimney stacks. The house is two storeys (three bays) with a wooden cornice. There is a central twentieth century closed and gabled porch with single casement windows and a glazed door with an inner panelled door with over light. There are 'eight over eight' timber sash windows under segmental brick arches at ground and first floor. Attached to the north wall is a single storey four bay outbuilding with dentil brick eaves, large doorway (with a timber door), and to the left is a Yorkshire sash window, plank door and a further window with wooden shutter. Set back to the right of the house (south side), is a single storey wing with garret accommodation. The structure has dentil eaves and a projecting glass and render lean-to greenhouse.



Figure 3.68: High Croft (source: Bassetlaw DC, 2011).

- 3.154 Mill Mount, Shirehill and High Croft are nineteenth century houses that form a positive architectural grouping, which compliments the setting of The Mount and Tuxford Windmill.
- 3.155 Mill Mount is two storeys, three bays, in red brick (Flemish brick bond) with a clay pantile roof and gable chimney stacks with oversailing brick detailing. There is a pair of matching square bay windows with sashes ('one over one' style) with sashes under wedge lintels elsewhere.

⁸⁰ Tuxford Windmill: <http://www.tuxford-windmill.co.uk/>.

- 3.156 Shirehill is set back from Mill Mount at an angle, giving it a degree of distinction on Mill Mount when viewed on approach from the south (on Eldon Street). Again, the building is two storeys, three bays in red brick, with dentil detail at the eaves, although the roof is hipped with chimney stacks. This building was known as The Laurels (see map 57). The bay windows, Regency style timber sash windows (with narrow margin lights), doorcase (with panelled door and decorative fanlight) and decorative brick chimneys all provide architectural features of interest.
- 3.157 High Croft appears to have been a former farmstead with a south facing two storey house (three bays) and an attached service wing and barn range forming a U-plan (see figure 3.68). The building is red brick with a hipped pantile roof and chimney stacks.



Figure 3.69: Cottages on Bevercotes Lane (top left) associated with the malthouse (top right) (sources: BDC, 2011). The malthouse is a focal building on Eldon Street when seen from the top of Eldon Street at the Ollerton Road junction (source: Old Tuxford Shared Memories, 2011).

- 3.158 The malthouse is a significant focal building on Eldon Street at the junction of Bevercotes Lane. The building is two storey, although is of a large mass due to its wide gable and steep roof pitch. It previously had a clay pantile roof. The malthouse is complimented by cottages further west with some architectural and historic interest (see figure 3.69).

Mill Mount Character Area - architecture: buildings and materials

Summary of special interest:

- Mill Mount character area contains numerous buildings that contribute positively to the special interest of the Conservation Area. These are regarded as heritage assets and are marked out on map 56. **There should be a presumption against the demolition or substantial alteration of any building considered to contribute positively to the character and appearance of the character area.**
- Dwellings are generally two storeys. Older buildings from the 18th and 19th centuries are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick chimneys. **New development should complement the form and mass of the historic built forms within the character area.**
- Historic facing materials are predominantly red brick with clay pantiles, painted timber joinery and cast iron rainwater goods. **New development should use materials that reflect or complement the traditional materials of the character area.**

Public realm, amenity spaces, landscaping and boundary treatments

3.159 The key elements of note in the public realm and landscape of the character area relate to trees, hedges, verges and the landscape forming Mill Mount and its setting. Indicative features are identified on map 57.

3.160 The hill forming Mill Mount is a significant topographical feature and green verges, trees and hedges all provide an attractive setting to the group of historic buildings.

3.161 There are many fine mature trees within the setting of the windmill and these can be seen from a number of significant vantage points.

3.162 Green spaces in and around Mill Mount

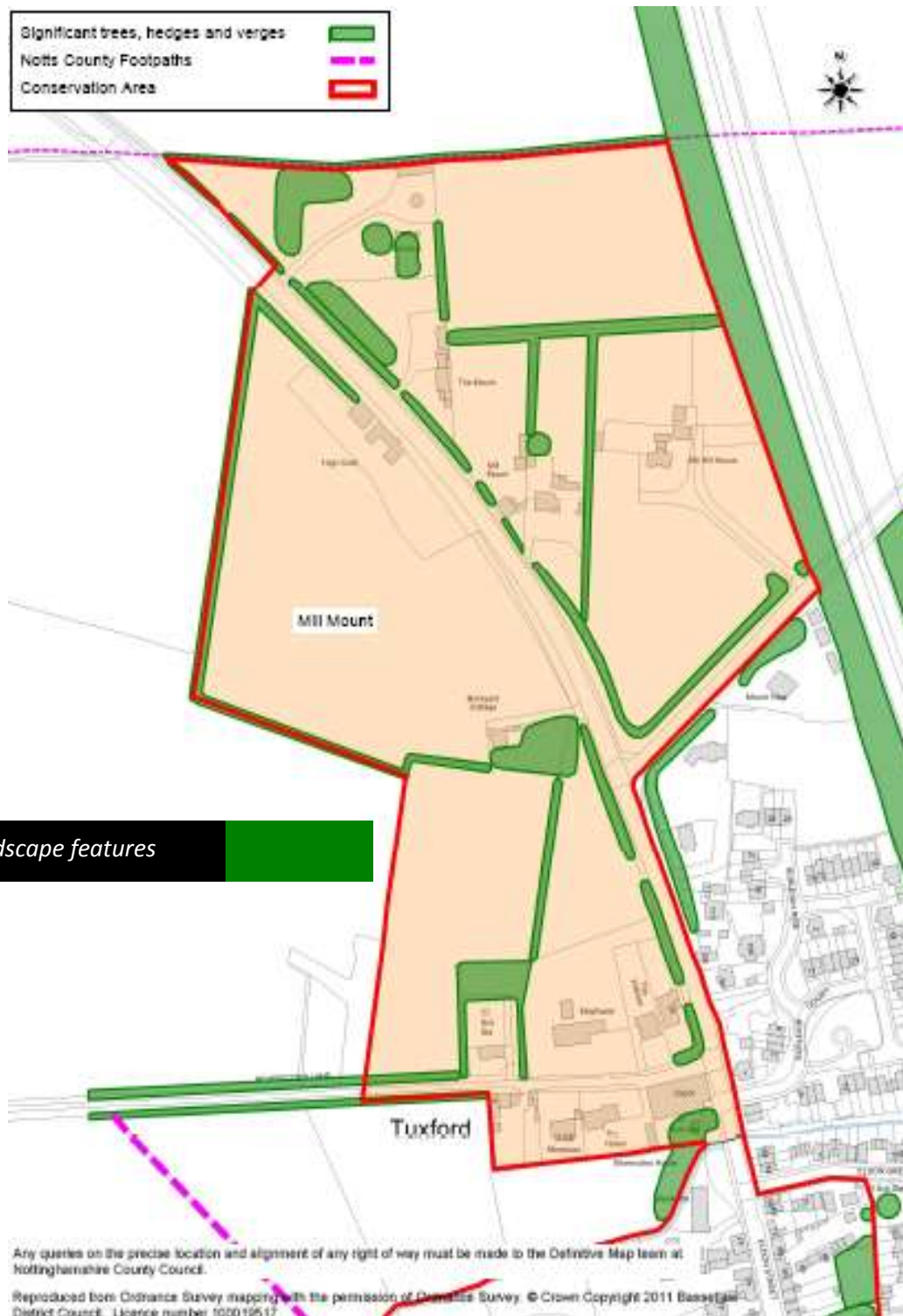


Figure 3.70: Mature trees within the setting of the windmill (source: BDC, 2011).

contribute to the rural character of the hill and are a feature of historic buildings and their settings.

3.163 Bevercotes Lane is an attractive narrow Lane. Trees and hedges to the west reinforce the rural character of this part of the Conservation Area.

3.164 Trees on the A1 provide effective screening to Mill Mount, reducing the impact of this busy road.



Map 58 – Key landscape features

Mill Mount Character Area - 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. **Every effort should be made to retain these features within the character area where they contribute positively to the special interest of the Conservation Area. Loss of features that contribute positively to the special interest of the Conservation Area should not be supported.**
- Boundary treatments are generally red brick walls and hawthorn hedges. **New development should take account of traditional boundary treatments. Proposed boundary treatments that are contrary to the local character should not be supported.**

Key views and vistas

3.165 Views along Great North Road and Eldon Street towards Mill Mount are significant. Good views of the windmill and other historic buildings on the hill are offered from the Ollerton Road junction and elsewhere on Eldon Street.



Figure 3.71: Views from Eldon Street towards Mill Mount are significant (source: BDC, 2011).

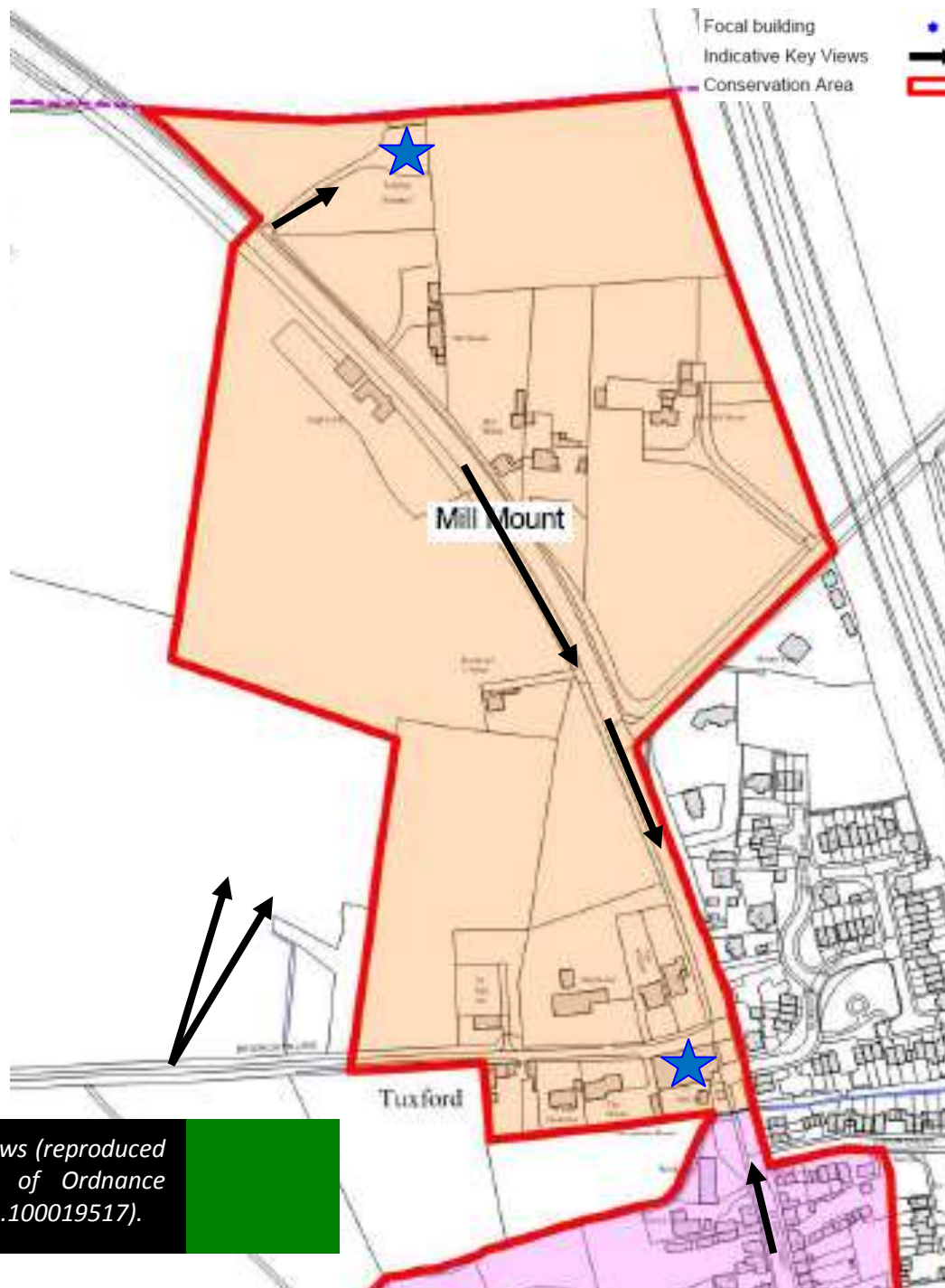
3.166 Views from Bevercotes Lane towards Mill Mount are positive. When arriving onto the lane from Ollerton Road via the public footpath at the side of Manvers House, for example, views of the windmill and group of buildings on the hill are attractive.

3.167 Topographical relationships between Mill Mount and the Church of St Nicholas, which sits on raised grounds at the heart of the settlement, ensure that the long views of the church from the windmill are significant. In addition, The Mail House and adjacent buildings can be picked out from several vantage points on the Great North Road when approaching Tuxford. The old malthouse is a focal building on Eldon Street/Bevercotes Lane.

3.168 Return views of the iconic windmill are important, notably from the Ollerton Road junction.



Figure 3.35: Longer views between Mill Hill and the spire of St Nicholas. Note the malthouse at the bottom of the hill (sources: Bassetlaw Museum, 2010 and BDC, 2010).



Map 59 – Key views (reproduced with permission of Ordnance Survey, licence no.100019517).

Mill Mount Character Area - key views and vistas

Summary of special interest:

- There are a number of important views within and outside of the character area. **New development that harms any view or vista that is of acknowledged importance into, out of, or within the Conservation Area should not be supported.**



4. Management Plan



Management Plan

- 4.1 In the previous sections of this document, the historic and architectural significance of Tuxford Conservation Area has been explored in great depth. As well as defining the character and appearance of the Conservation Area and what makes it special, however, the local planning authority also has a duty to formulate and publish proposals for its preservation and enhancement⁸¹. These proposals are detailed in the Management Plan. This section of the Appraisal document relates the designation and management of a Conservation Area to the principles of historic environment planning.
- 4.2 The Management Plan will be reviewed every five years and updated or modified where appropriate. Details of the Council's review schedule will be kept up-to-date online at www.bassetlaw.gov.uk.
- 4.3 The Management Plan is critical for Tuxford Conservation Area. In 2009, English Heritage carried out a national survey of the health of Conservation Areas and concluded that Tuxford was 'at risk'⁸². This assessment found that as many as 1 in 7 Conservation Areas are at risk and many more have serious problems. Common problems identified in the national survey included property owner attitudes to repairs and improvements, principally what they do or fail to do to their buildings. Local authority approaches to the maintenance and enhancement of streets and public spaces was another potential problem.



Figure 4.1: Heavy traffic is a major problem for the historic town centre (source: BDC, 2010).

⁸¹ Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

⁸² English Heritage (2009) *Heritage at Risk Register 2009 East Midlands*.

- 4.4 In Tuxford's case, many of the key problems facing the historic environment are easily identified. Tuxford, for example, has seen continued economic decline over the past few decades. The construction of the A1 bypass is perceived to have taken traffic out of the town centre, which, like many by-passed towns, often resulted in a decline of retail and services. Despite the by-pass, however, the town centre is detrimentally affected by heavy goods vehicles which pass through the town to access industrial estates in the vicinity, notably Ollerton Road. The development of services (food, fuel and accommodation) at Markham Moor on the A1, furthermore, effectively removed the service nature of Tuxford to passing travellers. Vacancy and loss of viable use are common problems within the historic core. This situation has resulted in a lack of investment in the fabric of historic buildings, together with unsympathetic alterations and use of incongruous and unsympathetic materials. This has ultimately eroded the special historic character of the area.
- 4.5 Highway development has come to dominate the centre of Tuxford. The historic market area and Grade II listed signpost have become detached from their surroundings due to boundary walls, sizeable highways signage and pedestrian guardrails. The combination of unsympathetic signage and well intentioned public realm improvements over the years has led to an incoherent and cluttered appearance of the town centre. The lack of surfacing to the only public car park not only makes it an undesirable place to park but further adds to the degraded appearance of the town.
- 4.6 It is envisaged that an effective Management Plan can be used to address many of these issues.
- 4.7 There are several mechanisms through which the Council can manage and sustain preservation and enhancement of the Conservation Area:
- Application of policy
 - Policy and design guidance
 - Development briefs
 - Application of an Article 4 Direction
 - Application of Section 215 Notices
 - Litter Abatement Notices
 - Monitoring change
 - Boundary changes
 - Appraising the condition of significant buildings that contribute positively to the Conservation Area and developing a strategy for repair
 - Enforcement proceedings
 - Proposed enhancement schemes/ grants

Application of policy

- 4.8 The application of policy, both national and local, will be used in the determination of planning applications, design statements, alterations and extensions to historic buildings, demolition and other planning processes (e.g. site-specific development briefs). Further detail on the historic environment policy framework is set out in Appendix C.

- 4.9 Conservation Areas are known as *designated heritage assets* and are afforded a high level of protection, notably in the control of demolition and the requirement to ensure that new development conserves or enhances the significance of the area.
- 4.10 Planning Policy Statement 5: Planning for the Historic Environment (PPS5) sets out the Government's planning policies on the conservation of the historic environment. This replaces *Planning Policy Guidance 15: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance 16: Archaeology and Planning* (PPG16). PPS5 is supported by a Practice Guide endorsed by Communities and Local Government, the Department for Culture, Media and Sport and English Heritage.
- 4.11 PPS5 specifies how decision-makers should manage change in the historic environment. Policy HE7, for example, provides particular criteria for the conservation and management of all types of heritage asset. The weight given to designated heritage assets, however, is greater than non-designated heritage assets. This is reflected in Policies HE9 and HE10 of PPS5, which give a presumption in favour of the conservation of designated heritage assets.
- 4.12 In conjunction with national policy, there are several relevant Local Plan policies concerned with the protection of the historic environment. Policy 6/10, for example, provides guidance on works to listed buildings. Policy 6/11 specifically refers to Conservation Areas, and seeks to preserve or enhance special character when determining planning applications:
- Policy 6/11** of the Bassetlaw Local Plan states that planning permission for development within Conservation Areas will only be granted where it would not detract from the special character and appearance of the area, or where it contributes to the enhancement of the area.
- 4.13 The Local Plan is due to be replaced. The emerging Core Strategy and Development Management Policies Development Plan Document contain District specific policy and guidance on the historic environment. In the meantime, however, the ethos of Bassetlaw Local Plan policies relating to the historic environment generally reflects sound principles contained within PPS5, and should, therefore, be treated as useful background guidance.
- 4.14 Once approved by Council, this Appraisal will be a material consideration in any planning decision relating to development in Tuxford Conservation Area. It is anticipated that the Appraisal document will help inform decision-making and will be one of the most direct and effective means of managing the Conservation Area in the long term. For example, the Appraisal helps define the plan form of the area, the typical type and materials of buildings, traditional detailing, important views, significant trees, etc. These elements should be considered when looking at any development proposal.
- 4.15 The Appraisal sets out key buildings and features that contribute positively to the character and appearance of the Tuxford Conservation Area, often referred to as heritage assets. There should be a presumption against demolition or loss of any building or feature identified as meeting these criteria where the asset contributes to the significance of the Conservation Area. As stated within Section 1, please note that

the exclusion of any building, structure or other feature within the Appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the Conservation Area.

Policy and design guidance

- 4.16 The Council has produced several relevant guidance documents on development in Conservation Areas, including *Conservation Areas in Bassetlaw: a guide to the effect of Conservation Area designation* and *Listed Building and Conservation Areas Guidance*. Further advice is available on the Council's website at www.bassetlaw.gov.uk.
- 4.17 These guidance sources are relevant to anyone thinking of undertaking development within Conservation Areas. It is hoped that this advice will help stakeholders of the historic environment make informed decisions and, therefore, contribute positively to the management of Conservation Areas. In addition to policy guidance, local generic guidance will be produced from time to time with specific advice on topics relevant to Conservation Areas, including for example, window replacement, energy conservation, shop front guidance etc.



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

Development briefs

- 4.19 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. This might be a gap site, for example, or a site under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the Conservation Area where redevelopment might readily be accommodated. The

definition and characterisation of the Conservation Area can be expanded to form a detailed design brief in order to help promote an appropriate form of development on the site.

- 4.20 There are currently no sites identified that would benefit from a development brief in Tuxford Conservation Area.
- 4.21 The need for development briefs will be reviewed during public consultation on the Draft Appraisal, and subsequently during the review process in five year cycles (Tuxford will be reviewed during 2016).
- 4.22 Where development is proposed on large sites, or on other sites such as garden sites or infill plots that the Council considers the principle of development in this location to be *acceptable*, the Council may take the opportunity to produce development briefs to inform developers or applicants as to what may be appropriate in terms of design and layout for the site.

Application of an Article 4 Direction

- 4.23 Many historic environments suffer from the cumulative effect of piecemeal erosion and unsympathetic alterations to the architectural features of properties that contribute positively to a Conservation Area. Some of these alterations do not require planning permission and are regarded as permitted development. A good example of this is when traditional timber windows on non-listed dwellings are replaced with UPVC in a different style and profile. Alterations like this can be very harmful to the character and appearance of a Conservation Area.
- 4.24 It is possible to bring such alterations under planning control by the implementation of an Article 4 Direction, which would require an application for planning permission for alterations that otherwise fall outside normal planning control (as set out in Appendix C).



Figure 4.2: The insertion of unsympathetic windows and doors has undermined the architectural and historic significance of these buildings (source: BDC, 2010).

- 4.25 Policy HE4 of PPS5 states that local planning authorities should consider whether the exercise of permitted development rights would undermine the aims of the historic environment and, if so, consider the use of an Article 4 Direction to restrict permitted development.
- 4.26 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.



Figure 4.3: Historic timber windows and chimney stacks are an important feature of this building. The Conservation Area quality would be lessened if windows were replaced with UPVC or if chimney stacks were removed (source: BDC, 2008).

- 4.27 Tuxford is an area characterised by a large number of historic buildings. Architectural features such as timber windows and chimney stacks are an important facet of the special interest of the historic environment. The Council has, therefore, given serious consideration to the implementation of an Article 4 Direction.
- 4.28 Following positive comments during public consultation in September and October 2009 on the Issues and Options Core Strategy and Development Management Policies, and then during the Preferred Options stage in May 2010, the Council proposes to consider Article 4 Directions in a number of Conservation Areas across the District⁸³. Consultation responses to the draft Tuxford Conservation Area Appraisal and Management Plan between March and June 2011 reinforced the view that the Council should consider restricting Permitted Development rights within Tuxford⁸⁴.

⁸³ A report specific to the consultation on the historic environment section of the Core Strategy Issues and Options (2009) is available from Planning Services.

⁸⁴ See the *Tuxford Conservation Area Appraisal Consultation Report* (2011).

- 4.29 The Conservation Team will carry out a detailed survey and justification for any proposed Article 4 Direction in Tuxford, which will be submitted to Planning Committee for discussion.
- 4.30 The Council can progress the Direction after it has been advertised locally.
- 4.31 The Council must consult affected residents and property owners for a period of at least 21 days (in which period comments can be submitted) and must have regard for public views.
- 4.32 The notice will specify the date in which the Direction will come into force. It is proposed that the survey and justification be prepared during 2012.

Application of Section 215 Notices

- 4.33 The local authority may use its general planning powers to serve a Section 215 notice⁸⁵ on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the Conservation Area. Such a notice requires the person responsible to clean up the site or building, or the authority can carry out the work itself and reclaim the cost from the owner. Section 215 is a relatively straightforward power that can deliver important, tangible and lasting improvements to amenity⁸⁶.

Litter Abatement Notices

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

Monitoring change

- 4.35 Monitoring change, both positive and negative, is very important for the long-term management of a Conservation Area. It can, for example, help highlight problems that can be best tackled through an Article 4 Direction (see above) or appraise the effectiveness of planning policies. Monitoring change can also assist in identifying where more resources are required and in modifying Council priorities.
- 4.36 A Conservation Area boundary is first surveyed prior to designation. Although Tuxford was designated in 1980, there is limited information on any formal review processes during or since that time. The Council's Conservation Team will, therefore, continually monitor the area, including periodic photographic surveys.

⁸⁵ S.215 of the *Town and Country Planning Act 1990*.

⁸⁶ ODPM (2005) *Town and Country Planning Act 1990, Section 215: Best Practice Guidance*.

- 4.37 Local planning authorities should seek to update appraisals. The Council will review all Conservation Areas on a rolling basis, ideally within five-year cycles. Resources permitting, the next Tuxford Conservation Area Review should take place during 2016.

Boundary changes

- 4.38 An important aspect of Conservation Area reviews will be assessing 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. An extension to the boundary, for example, might be proposed to incorporate the wider setting of a Conservation Area.
- 4.39 The existing boundary for Tuxford Conservation Area was reviewed by the Council during 2010 and 2011. The Conservation Team identified a number of areas for potential inclusion or exclusion in the draft Management Plan which was published for public comment between March and June 2011. A summary of the consultation is published in the *Tuxford Conservation Area and Management Plan Consultation Report* (2011). Amendments to the boundary were approved by Planning Committee on 28 September 2011.
- 4.40 Tuxford Conservation Area boundary will formally be reviewed in 2016.

Appraising the condition of significant buildings

- 4.41 A survey is carried out from time to time at both a national and local level to assess the condition of significant heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. This survey can provide a useful means of monitoring many significant historic buildings within Conservation Areas. *Historic Buildings at Risk in Nottinghamshire* covers Grade II and significant local interest buildings at risk. It is available online through www.nottinghamshire.gov.uk. The national *Heritage at Risk Register* covers Grade I and II* buildings at risk and is available through www.english-heritage.org.uk.
- 4.42 *Historic Buildings at Risk in Nottinghamshire* was produced and completed in 2004. This document provides a baseline for monitoring change in our buildings at risk within Conservation Areas. It can be used to identify specific problems or issues that may benefit from targeted resources. These resources could be streamed through the grant aiding of target buildings, or through the use of legislation such as Repairs Notices or Urgent Works Notices, to bring about works to a building to either repair it or make it secure or weather tight.
- 4.43 At the time of publishing, there are a number of buildings at risk in Tuxford Conservation Area on the local register. These include:
- Newcastle Arms (Grade II);
 - 14-18 Eldon Street (Grade II);

- Georgian House, Market Place (Grade II);
- The lock-up, Newcastle Street (Grade II).

4.44 There are no listed buildings on the national register.

4.45 There are currently eight vacant buildings within the Conservation Area, a number of which are listed. This situation will be monitored and updated as and when reviews of appraisals are carried out. Identified buildings at risk will be submitted to the local or national register as appropriate, on a case-by-case basis, following any buildings at risk survey.

Enforcement proceedings

4.46 Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a Conservation Area.

4.47 An obvious example of this sort of damage could be unauthorised works to a listed building. A listed building is a building of special architectural or historic interest and is protected in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works to a listed building considered to affect its special interest. It is a criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with UPVC or poor modern imitations, can be detrimental to the building's intrinsic special interest.

4.48 It is not only alterations to listed buildings that can damage the character and appearance of Conservation Areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a Conservation Area. The use of non-approved materials, for example, can be particularly harmful (e.g. modern cladding).

4.49 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/ grants

4.50 The key areas for enhancement in Tuxford Conservation Area are:

- Sympathetic redevelopment of sites that detract from the character or appearance of the area;

- Proactive management such as repair of historic structures, reinstatement of original surfaces or architectural features, or rationalisation of street signage.

4.51 There are two sites regarded as having a significantly detrimental impact on the quality of the Conservation Area:

- 4 Eldon Street, the Newsagents; and
- 21-25 Newcastle Street.



Figure 4.5: 4 Eldon Street (left) and 21-25 Newcastle Street (right) (source: BDC, 2010).

4.52 In both cases, the value of the form, appearance and architecture is considered poor. Suitable redevelopment of both sites would be supported.

Tuxford Conservation Area Management Plan – summary of areas for enhancement

- The retention and enhancement of historic buildings and their historic architectural features, including brick detailing, traditional timber windows/doors, cast iron rainwater goods, chimney stacks, etc;
- The reintroduction of appropriate historic or architectural features to the Conservation Area's historic buildings and public realm, such as timber sash windows, natural slate or clay pantile roofs, cast iron street lamps, etc;
- The retention of significant trees/hedges and where necessary (due to damage or loss) their replacement with appropriate species;
- The rationalisation of street furniture, including signage and crash barriers;
- Improvements to the highway configuration/prioritisation of vehicular movement, surfacing and delineation of space within the former market place; and
- Sympathetic redevelopment of sites that currently detract from the character or appearance of the area.

4.53 There is an identified need for a proactive strategy to tackle Tuxford's 'at risk' Conservation Area status. The Conservation Team has, therefore, identified a list of properties and structures that would benefit from repair, reinstatement of traditional features or improvements to bring the building back into use. These include:

Eldon Street (west side)

The Mail House, 1-3 Eldon Street

Grade II listed building



Identified works:

- Re-roof with slate or clay pantile;
- Repair dormers, replace windows with sashes;
- Remove front rooflight;
- Remove cabling and other unnecessary clutter;
- Reinstall cast iron rainwater goods;
- Remove paint to brick or repaint;
- Reinstall hanging sign to bracket;
- Repairs to chimney stacks.

5 Eldon Street

Grade II listed building



Identified works:

- Reinstall sash windows to second floor;
- Reinstall chimney stacks;
- Basic repairs/improvements to shopfront.

7 Eldon Street

Grade II listed building



Identified works:

- Reinstall two sash windows to first floor;
- Repaint render;
- Reinstall chimney stack;
- Reinstall cast iron rainwater goods.

9 Eldon Street

Unlisted building (regarded to be positive building in CA)



Identified works:

- Re-point chimney;
- Replace twentieth-century windows to side elevation;
- Reinstall cast iron rainwater goods;
- Repaint render/reinstall quoin detailing;
- Reinstall hanging sign, wrought iron balcony to bay window and appropriate door furniture.

11 Eldon Street

Unlisted building (regarded to be positive building in CA)



Identified works:

- Requires a full structural survey;
- New joinery, including windows and doors, to all elevations;
- Re-roof with clay pantile;
- Render (damage and poor infill too dominant to conserve historic brickwork);
- Reinstate cast iron rainwater goods;
- Rebuild and repair attached buildings to improve Chandos Court.

Eldon Street (east side)

4 Eldon Street

Unlisted building (not regarded to be positive)



Identified works:

- Potential site for demolition and redevelopment;
- Otherwise, de-clutter, repaint shop fronts and windows, and remove swan neck lighting and satellite dish;
- Replace guttering to black.

S T Horne, 8 Eldon Street

Unlisted building (regarded to be positive building in CA)



Identified works:

- Reinstall sash windows to first floor;
- Introduce traditional shop front and window to ground floor;
- Re-roof with clay pantiles and rebuild chimney stacks;
- Parapet appears to have been rebuilt, so possible opportunity to rebuild, reintroducing cornice.

10-12 Eldon Street

Unlisted building (regarded to be positive building in CA)



Identified works:

- Re-tile right hand side of roof with slate;
- Remove rooflights or replace with conservation style of better size and ensure they are evenly spaced;
- Replace 1st floor windows with timber sashes;
- Reinstall traditional doors to shopfronts;
- Remove paint from bricks above shop fronts.

14-18 Eldon Street

Grade II listed building



Identified works:

- Unfinished restoration and conversion project (permissions in place for this);
- Reinstall cast iron rainwater goods;
- Reinstall chimney stacks;
- Repair/replace all windows (3 new timber sashes to first floor front elevation);
- Remove lighting to takeaway;
- Remove paint from brick and cement render at low level;
- Repair/re-point brickwork where necessary;
- New lead to shopfront canopy;
- Repair shop fronts and repaint.

20 Eldon Street (Tuxford Fish Bar)

Unlisted building (regarded to be positive building in CA)



Identified works:

- Replace 1st floor window with timber casement
- Remove tiles and shop front and reinstall traditional timber shop front or window and door;
- Remove projecting signs and replace with hanging sign if desired;
- Repaint render.

22 Eldon Street (Hong Kong Restaurant)

Unlisted building (regarded to be positive building in CA)



Identified works:

- Basic enhancements: replace 1st floor windows with timber;
- Remove illuminated box sign and replace with suitable fascia;
- Aspiration to reinstate curved bay windows to first floor.

Market Place

Post Office & Mine of Information, 3 & 4 Market Place

Unlisted building (regarded to be positive building in CA)



Identified works:

- Repairs to sash windows;
- General repairs to slate roof;
- Replace shop fascias with painted signage;
- Reinstall cast iron rainwater goods;
- Re-route cabling;
- Repaint brick walls.

5 Market Place (Hair Flair)

Unlisted building (regarded to be positive building in CA)



Identified works:

- Replace 5 UPVC windows with appropriate timber style;
- Basic repairs to eaves and gutters;
- Repaint frontage.

6 Market Place (Tall House)

Unlisted building (regarded to be positive building in CA)



Identified works:

- Replace UPVC windows to front with timber sash.

Newcastle Arms

Grade II listed building



Identified works:

- General roof repairs;
- Repair/replace all windows;
- Repairs to render;
- Lead repairs/replace to front cornice;
- Soffit repairs to Newcastle Street side;
- Reinstall cast iron rainwater goods;
- Repaint render;
- Repair/reinstall traditional signage.

The Georgian House and adjacent barn

Grade II listed building



Identified works:

- Repair/replace all windows;
- Repair roof to barn;
- Rebuild garage frontage;
- Reinstall cast rainwater goods;
- Remove clutter from frontage.

9-10 Market Place, G&D Hall Newsagents

Unlisted building (regarded to be positive building in CA)



Identified works:

- Replace all UPVC windows;
- Introduce traditional shopfront;
- Reinstate cast iron rainwater goods;
- Reduce cabling;
- Repaint masonry;
- Ultimate aspiration would be to remove paint to expose window alterations and return building to original dimensions.

8 Market Place, Snax Sandwich Shop

Grade II listed building



Identified works:

- Ridge tile re-pointing.

Signpost, Market Place

Grade II listed



Identified works:

- Restore signpost, strip down, repair, re-paint;
- Reinstall original style lantern as shown on historical photographs.

Remains of the Market Hall, K.S.R. Accountants

Unlisted building (regarded to be positive building in CA)



Identified works:

- Remove cabling;
- Scope to reinstate awning;
- New fascia.

Newcastle Street

Sun Inn, Newcastle Street

Unlisted building (regarded to be positive building in CA)



Identified works:

- Re-roof with clay pantile;
- Reduce cabling and external clutter;
- Window repairs as necessary.

2 Newcastle Street

Unlisted building (regarded to be positive building in CA)



Identified works:

- Repair and repaint front windows;
- Paint door;
- Reinstall cast iron gutters;
- Repair render/paint to masonry;
- Repair/re-point chimney stacks.

The Barn, 4 Newcastle Street

Unlisted building (regarded to be positive building in CA)



Identified works:

- Reinstall cast iron rainwater goods;
- Replace all windows with appropriate style in timber;
- Repair/replace old ledged and brace door and paint;
- Re-point with lime;
- Address original threshing opening with sympathetic alteration;
- Re-site satellite dish.

5 Newcastle Street, Tuxford Pharmacy

Unlisted building (regarded to be positive building in CA)



Identified works:

- Replace projecting signage with hanging sign;
- Repair two sash windows;
- Reinstall chimney stacks.

Tuxcraft, 9 Newcastle Street

Unlisted building (regarded to be positive building in CA)



Identified works:

- Replace 3 UPVC windows to front with timber sash;
- Replace UPVC windows to shopfront with bow timber windows;
- Reinststate timber door and fanlight to shopfront;
- Remove render or repaint.

14-24 Newcastle Street

Unlisted building (regarded to be positive building in CA)



Identified works:

- Replace all windows (UPVC) with painted timber sash windows;
- Replace all front doors with timber panel doors;
- Repair/repoint chimneys;
- Re-site satellite dishes.

Lock Up

Grade II listed building



Identified works:

- Roof repairs will be very likely in near future;
- Spalled brick work and poor cement pointing that should be removed and re-pointed in lime.

St Nicolas Church, walls and gates

Grade II listed



Identified works:

- Reinstall iron railings to church yard wall;
- Restore iron gates and lamp.

4 Lincoln Road, The Old Grammar School

Grade II* listed building



Identified works:

- Needs a full condition survey;
- Replace all plastic rainwater goods with cast iron;
- Replace top hung windows to dormers with appropriate casements or sashes;
- Patch re-pointing in lime to boundary wall.

4.54 Due to the specific issues facing Tuxford Conservation Area, Bassetlaw District Council, English Heritage and Nottinghamshire County Council have formed the **Tuxford Conservation Area Partnership Scheme**. A summary of the grant scheme and advice on applying is available on the Council's website at www.bassetlaw.gov.uk or by contacting the Conservation Team for further information.

4.55 The Council already offers grant assistance for buildings or structures identified as being at risk on either the national or local register⁸⁷. At present there are several listed buildings at risk within Tuxford Conservation Area and the Conservation Area itself is identified as being at risk. Information on making applications is available on the Council's website at www.bassetlaw.gov.uk or by contacting the Conservation Team for further information. Any changes or updates on the scheme will be published on the website.

4.56 Other sources of funding may be available depending on circumstances. Funds for Historic Buildings (<http://www.ffhb.org.uk>) is a useful website that provides details of funding sources for historic buildings projects. English Heritage also offer grants, but these are usually limited to Grade I and II* buildings. Further information can be found at www.english-heritage.org.uk.

4.57 Enhancements to streets in the Conservation Area should refer to a detailed audit of the public realm and aim to minimise physical obstruction and visual clutter. Road signs and markings can also have a significant effect on the appearance of a Conservation Area. A proliferation of signs and posts should be avoided and essential signs should be of a character and quality appropriate to their context. A degree of flexibility in the size, siting and colour of signs is provided for in The Traffic Signs Regulations and the Department for Transport's Traffic Signs Manual. Local authorities should take advantage of this in Conservation Areas.

⁸⁷ Nottinghamshire County Council (2004) *Historic Buildings at Risk in Nottinghamshire 2004*; English Heritage (2009) *Heritage at Risk Register 2009: East Midlands*.

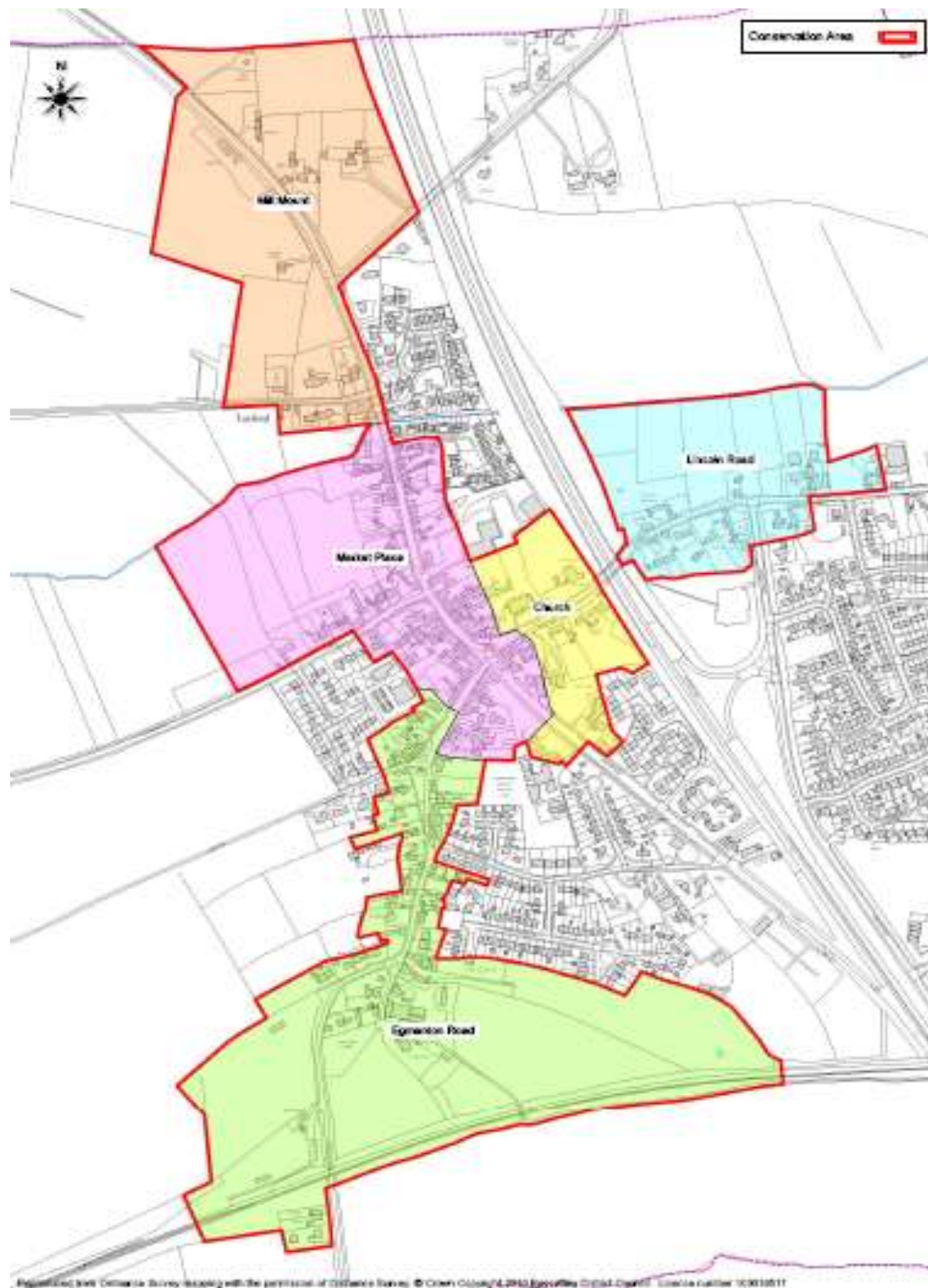
- 4.58 It is acknowledged that positive works have already been undertaken by the Town Council with assistance from Bassetlaw District Council for street sign enhancements.
- 4.59 It is a key aspiration, nonetheless, to reclassify the road network to get haulage movement through to Ollerton Road via Markham Moor rather than the historic town centre. This would be a positive strategy for addressing traffic problems within the town, and opens up the possibility of major surfacing enhancements in the old market place.
- 4.60 Public consultation, including a public meeting, on all management proposals will be undertaken by the Conservation Team. Specific enhancements could include, for example, appropriate new road signage, better historic street lighting and the removal of any unnecessary signage or road surfacing and marking.



5. Appendices

Appendix A: Summary of special interest – Tuxford Conservation Area

This summary of special interest is intended to provide a quick summary of key elements of architectural or historic interest that best characterise the Conservation Area. This is by no means an exhaustive list and should only be used as additional guidance. Further detail is set out in the main appraisal document.



Market Place area: This area is focussed on the core of the historic market town at the crossroads between Newark Road, Newcastle Street, Lincoln Road and Eldon Street and northwards along the Great North Road, including Ollerton Road. The urban core area is characterised by Georgian style buildings of two and three storeys in red brick, with clay pantile or slate roofs and large painted square sliding sash windows. Many buildings have rendered or painted façades. Both Eldon Street and Ollerton Road contain a wider mix of vernacular buildings from the eighteenth to the twentieth century.



St Nicholas Church area: This area includes the Church of St Nicholas and churchyard. The church is medieval in origin and is a landmark building. The character area also contains a number of significant houses set in large plots, such as Tuxford Hall, The Chantry and The Old Vicarage, as well as important historic civic buildings that include Read's Grammar School, The Old School House and the Victorian school house. The church is constructed from natural stone, but the principal construction material of the area is otherwise red brick (occasionally rendered) with a mixture of clay pantiles and slate. Large mature trees are a key character trait.



Egmanton Road area: This area is predominantly rural in character, covering Newcastle Street between Egmanton Road and College Farm in the south and the lock-up and Long Lane in the north. The street character along Newcastle Street is transitional from the Market Place Character Area. The coaching inn service elements start to become fragmented by a rural street pattern, where the principal historic character is defined by eighteenth and nineteenth century cottages and farmsteads. The lock-up is unusual and is a focal structure in the streetscape.



Lincoln Road area: This area is separated from the historic urban core of the market town by the A1. Lincoln Road possesses a strong rural character with a number of historic cottages and farmsteads dating from the eighteenth and nineteenth centuries, although occasional later twentieth century infill and back-land development is evident on the south side of Lincoln Road. Older buildings are generally red brick and natural clay pantile. Historic field boundaries, hawthorn hedges, green verges and large mature trees are also key features of the area.



Mill Mount area: Mill Mount is an important topographical feature and can be seen from a wide range of vantage points inside and outside of the Conservation Area. The windmill is a landmark structure on the skyline. There is also an attractive grouping of buildings on the hill and positive hedges and trees throughout. Historic buildings are generally red brick with pantiles. The former malthouse on Bevercotes Lane and the windmill reflect Tuxford's industrial heritage.

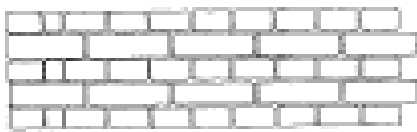


Appendix B: Quick reference guide - typical vernacular features in Tuxford Conservation Area

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

Masonry:

Red brick in Flemish, English and the variant English Garden Wall are the most typical form of brick bonds within the Conservation Area:



a) *English bond*



b) *English Garden Wall bond*



c) *Flemish bond*

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

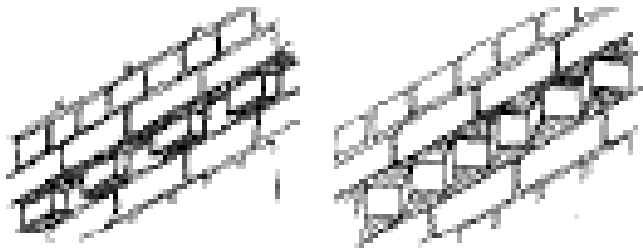
New development that involves block work can also maintain historic bond patterns by snapping headers. English Garden Wall with one row of headers between three, four or five stretchers is a simple way of achieving this.



An example of rusticated stucco on Newcastle Street.

Stucco, roughcast and lime wash are common finishes, notably within the Market Place character area. Natural finishes, such as lime, will better sustain this historic character.

Dentil brick course detailing at the eaves is common, often with header bricks projecting 2 inches or in 'dog tooth' with bricks laid diagonally. Brick string courses (or brick banding) between storeys is also common.



Dentil brick detail. Simple projecting headers (left) and dog tooth (right).

Verges are typically flush or plain close verges on older buildings.



Typical window headers with both cambered and arched brick detailing.

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

Chimney stacks are traditional features, often with oversailing brick courses.

Roofs:

Natural slate and clay pantiles are the traditional roofing materials.

Slate is most commonly found on frontages within the Market Place character area.

Clay pantiles historically feature throughout the whole Conservation Area. Traditional pantiles are non-interlocking and feature on steeper roof pitches (over 35 degrees). Their colour would have matched locally sourced clay, often the darker Humber clay.



Natural clay pantiles (left) and slate (right).

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



Examples of historic types of windows and doors.

Simpler vernacular buildings would have possessed flush fitting side hung casements and Yorkshire sliders, with ledged and braced/plank doors or simple 4/6 panel doors.

In addition, shop fronts are a traditional feature of the Conservation Area, particularly on Market Place and Eldon Street south of the Ollerton Road junction. Historic shop fronts had traditional features, including timber pilasters, fascias and cornices. Examples of bow windows, fan lights and hanging bracket signage can be seen on historic photos. Careful consideration should always be given to sensitive reinstatement or repair of traditional shop fronts.

Joinery was usually painted in cream (off white) or in darker colours.

Other features:

The Conservation Area includes a wealth of other interesting features, some of which are not typical, but do add distinctiveness and interest:

- 'Tumbling' in brick work on gable ends
- Victorian bay windows
- Painted keystones in window and door headers
- Ventilator slits (barns)
- Wall tie plates (often circular)
- Cornices and roof parapets (particularly on Eldon Street close to the Market Place)
- Raised coped gables
- Verge brick dentillation
- Cat slide dormers

Appendix C: Historic environment policy framework

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

Legal framework

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

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

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

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

Policy framework

The value of the historic environment is encouraged in the *Government's Statement on the Historic Environment for England 2010*. National policy is provided by Planning Policy Statement 5 (PPS 5): *Planning for the Historic Environment*. PPS5 ensures that the positive role the historic environment makes in the planning system is a material consideration and that appropriate regard is given to the conservation of heritage assets.

Conservation Areas are designated heritage assets and as such there is a national presumption in favour of their conservation.

HE9.5 of PPS5 advises that not all elements of a Conservation Area will necessarily contribute to its significance. Policies HE9.1 to 9.4 and HE10 of PPS5 apply to those elements that do contribute to the significance of the Conservation Area.

Some queries have arisen on the interpretation of policy HE9.5 in PPS5. Following discussion with DCLG it is English Heritage's understanding that in applying policies in HE9.1 to HE9.4 and HE10 to buildings in a Conservation Area that make a contribution to the area's significance, it is appropriate to apply those policies to the impact of the proposals on the

individual building⁸⁸. Substantial harm to or total loss of significance of such a building would therefore be considered against the policy tests in HE9.2, taking into account the relative significance of the building affected and its contribution to the area as a whole when giving the harm or loss appropriate weight. Demolition of a building which is a positive contributor to the architectural and/or historic interest of a Conservation Area will almost inevitably result in substantial harm or loss of significance to the Conservation Area⁸⁹.

An application for a proposal which will lead to substantial harm or total loss of significance should be refused unless it can be demonstrated that (i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh the harm or loss; or (ii) (a) the nature of the heritage asset prevents all reasonable uses of the site; and (b) no viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and (c) conservation through grant-funding or some form of charitable or public ownership is not possible; and (d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use (Policy HE9.2 of PPS5).

The merit of any proposed replacement development is a further consideration. Acceptable new build in Conservation Areas will aspire to a quality of design and execution, related to its context, which may be valued in the future. This neither implies nor precludes working in traditional or new ways, but will normally involve respecting values established through assessment of the significance of the area. This will include overall mass or volume of the development, its scale (the expression of size indicated by the windows, doors, floor/ceiling heights, and other identifiable units), landscaping, and its relationship to its context – whether it sits comfortably on its site, for example, by respecting surviving medieval street patterns. The use of materials generally matching in appearance or complementary to those that are historically dominant in the area is likely to be important, as is ensuring that materials, detailing and finishes, and planting are all of high quality. Exceptions to this approach may include new development forming part of, or adjoining, an important architectural or design set piece of recognised quality, which must be taken into account, or where a high-quality contemporary landmark building might be appropriate⁹⁰.

PPS5 is supported by a Practice Guide endorsed by the Department for Communities and Local Government (DCLG), the Department for Culture, Media and Sport (DCMS) and English Heritage.

PPS5 and the *Government's Statement on the Historic Environment for England 2010* can be downloaded via the DCLG website at: www.communities.gov.uk. The Practice Guide is available via the English Heritage website: <http://www.english-heritage.org.uk/publications/pps-practice-guide/pps5practiceguide.pdf>.

Further policy is contained within the East Midlands Regional Plan (Regional Spatial Strategy). Due to Government plans to scrap the Regional Plan, this reference is included as background advice only, although many of the principles behind Policies 26 and 27 of the Regional Plan reflect national policy in PPS5.

⁸⁸ See Annex 2 of *Understanding Place: Conservation Area designation, appraisal and management* (English Heritage, 2011: 21).

⁸⁹ Harm to designated heritage assets is covered by HE9 of PPS5. Paragraphs 85 to 97 of the *Practice Guide* provide further guidance.

⁹⁰ Annex 2 of English Heritage guidance (2011: 21).

The existing Local Plan is due to be replaced by the Bassetlaw Local Development Framework (LDF), and it is envisaged that the Core Strategy and Development Management Policies Development Plan Document, which contain historic environment objectives and policy, will be adopted by the Council later this year following examination by the Inspectorate.

The Tuxford Conservation Area Appraisal will be used to assist in the interpretation of historic environment policies within the LDF Core Strategy and interrelated Development Plan Documents. In the interim period the Conservation Area appraisal will assist in the interpretation and implementation of Bassetlaw Local Plan Policy 6/11, which seeks to preserve and enhance the character and appearance of the districts' Conservation Areas.

The Bassetlaw Local Plan and information relating to the emerging LDF can be accessed via the Planning Policy section of the Council's website at www.bassetlaw.gov.uk.

Planning controls in Conservation Areas

There are a number of planning controls that relate specifically to Conservation Areas⁹¹:

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;

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;

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

⁹¹ Please note these controls are in addition to the general restrictions to permitted development for householders.

highway and forms either the principal elevation or side elevation of the house will require planning permission;

Satellite dishes

Subject to certain limitations, the installation of one satellite dish is permitted development on any building in a Conservation Area. Its size must not exceed 100cm or a cubic capacity on 35 litres. It must not be on a wall, roof slope or chimney facing the highway and must not be visible from a highway. It must not project above the highest part of the roof. It must not be placed on any building over 15 metres high. If any of the above criteria are not met then planning permission is required.

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 standalone 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.

Display of advertisements

Advertisements are subject to separate controls that define which adverts have deemed consent and, therefore, do not require Advertisement Consent. The display of advertisements in Conservation Areas are subject to additional restrictions on tethered balloons, illuminated signs in retail parks and business premises, flags displayed by house builders and advert hoardings around building sites.

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 one metre high facing a highway, waterway or open space, or any wall over two metres high elsewhere will also require Conservation Area Consent.

Works to trees

For any cutting down, topping, lopping or uprooting of trees in a Conservation Area, six-weeks' notice is required to be given to the local planning authority. There are exceptions,

for example, where a tree is covered by a Tree Preservation Order (for which, a specific application must be made for works to these trees) or where works to trees have been effectively approved by planning permission to carry out new development.

Special planning controls

Planning authorities have the power to introduce more strict planning controls in Conservation Areas by means of an Article 4 Direction. An Article 4 Direction further 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 Tuxford Conservation Area. This situation is likely to change in the future (see the *management proposals* section of the Appraisal).

Other statutory designations

Listed Buildings

Listed buildings are recognised in statute as being of special architectural or historic interest. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to demolish or alter 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 23 listed buildings within Tuxford Conservation Area, including one Grade I and one Grade II*. The rest are Grade II listed buildings⁹².

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

Scheduled Ancient Monuments

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

There are currently no Scheduled Ancient Monuments within Tuxford Conservation Area.

⁹² See Appendix D for a list of significant buildings and structures in the 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 local authority approval.

There are a number of TPOs within the Tuxford Conservation Area. Where the Council believes that a tree or group of trees contributes positively to public amenity, it will designate a TPO.

It is worth noting that regardless of whether a tree is covered by a TPO or not, it is likely to be protected if it lies within the Conservation Area boundary. Advice should always be sought from the local planning authority on any proposed works⁹³.

The consent process

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

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

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

New development in Conservation Areas and the importance of design

The purpose of Conservation Area designation is not to prevent development but to ensure that new development does not adversely affect the special character of an area. New development should be sympathetic or innovative in its approach to design, and use appropriate materials of a high quality⁹⁴.

Design briefs should seek to complement established patterns and strengthen local distinctiveness, but not necessarily imitate existing buildings. Before applying for planning permission, it is advisable to contact the local planning authority to discuss your proposals.

⁹³ Further information on protected trees and hedgerows can be viewed on the Council's website at: http://www.bassetlaw.gov.uk/services/planning_amp_building/trees_and_hedgerows.aspx.

⁹⁴ See the *policy* section above.

The value of employing a suitably qualified architect/designer with a track record of historic environment projects to draw up your proposals cannot be stressed highly enough.

Enforcement of unauthorised works

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

Disclaimer

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

Appendix D: Significant buildings within the Conservation Area

Listed buildings

Listed buildings are significant buildings in a Conservation Area due to their recognised historical and architectural special interest.



In Tuxford Conservation Area these buildings are:

The Chantry, Chantry Walk

Grade II

House. Early 19th century.

Two storeys.

Render over red brick with slate roof.



The Mail House, 1-3 Eldon Street

Grade II

Commercial. Mid-18th century front, late C19 additions.

Two storeys plus attic.

Colour washed brick with slate roof.



5 Eldon Street

Grade II

House. Mid-18th century with later shop front.

Two and half storeys.

Stucco over brick with clay pantile roof



7 Eldon Street

Grade II

Shop. Early 19th century with later shopfront.

Two storeys.

Render over brick. Slate roof.



14-18 Eldon Street

Grade II

Commercial. 18th century, refronted 19th century.

Two storeys.

Red brick, colour washed, rendered base. Pantile roof.



Windmill at Mill Mount, Great North Road

Grade II

Industrial. Early 19th century.

Three storeys.

Tarred red brick. circular tower.



The Mount, Great North Road

Grade II

House. Late 18th century.

2 storeys.

Red brick with rendered plinth and pantile roof.



The Old School House, Newark Road

Grade II

Cottage, former school. Early 19th century.
2 storey with single storey wings.
Render over brick. Pantile roofs.



Church of St Nicholas, Lincoln Road

Grade I

Parish church. 12th to 15th century, restored 19th century.
Tower with spire.
Ashlar.



Wall and gates at the Church of St Nicholas, Lincoln Road

Grade II

Wall and gates. Late 19th century.
Boundary to churchyard.
Ashlar, brick, some render, iron.



Tuxford Hall, Lincoln Road

Grade II

House. c.1785.
Two and a half storeys.
Red brick. Hipped pantile roof.



Pump Farm, Lincoln Road

Grade II

Farmhouse. Late 18th century with early 19th century extension.
Two storeys.
Red brick. Pantile roof.



Old Grammar School, Lincoln Road

Grade II*

School, now library. Dated 1669. Attached wall, gate and steps.
2 storeys plus attic.
Red brick, ashlar and iron. Bell canted hipped pantile roof.



42 Lincoln Road

Grade II

Farmhouse. Late 18th century.
Two storeys.
Red brick. Pantile roof.



Old Vicarage, Newark Road

Grade II

House, former vicarage. Mid and late 18th century.

Two storeys.

Red brick. Pantile roofs.



The Newcastle Arms, Market Place

Grade II

Hotel. Mid-18th century, 19th century alterations.

Two storeys.

Stucco. Hipped slate roof.



The Georgian House, Market Place

Grade II

House. Early 19th century.

Three storeys with two storey side wings.

Red brick. Hipped pantile roofs.



8-10 Market Place

Grade II

House and shop. Early 19th century.

Two storeys.

Whitewashed brick. Pantile roof.



Sign Post, Market Place

Grade II

Sign post. Dated 1897.

Restored 1968.

Ashlar and iron.



The Lock Up, Newcastle Street

Grade II

Lock up. Dated 1823.

Single storey.

Red brick, some stucco. Hipped pantile roof.



91 Newcastle Street

Grade II

Farmhouse. Early 19th century.

2 storeys plus garret.

Red brick and pantile roof.



4-8 Ollerton Road

Grade II

Row of 3 cottages. Early C19.

2 storeys.

Red brick, pantile roof.



12 Ollerton Road

Grade II

House. Mid-18th century.

Three storeys.

Red brick, rendered base. Pantile roof.



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

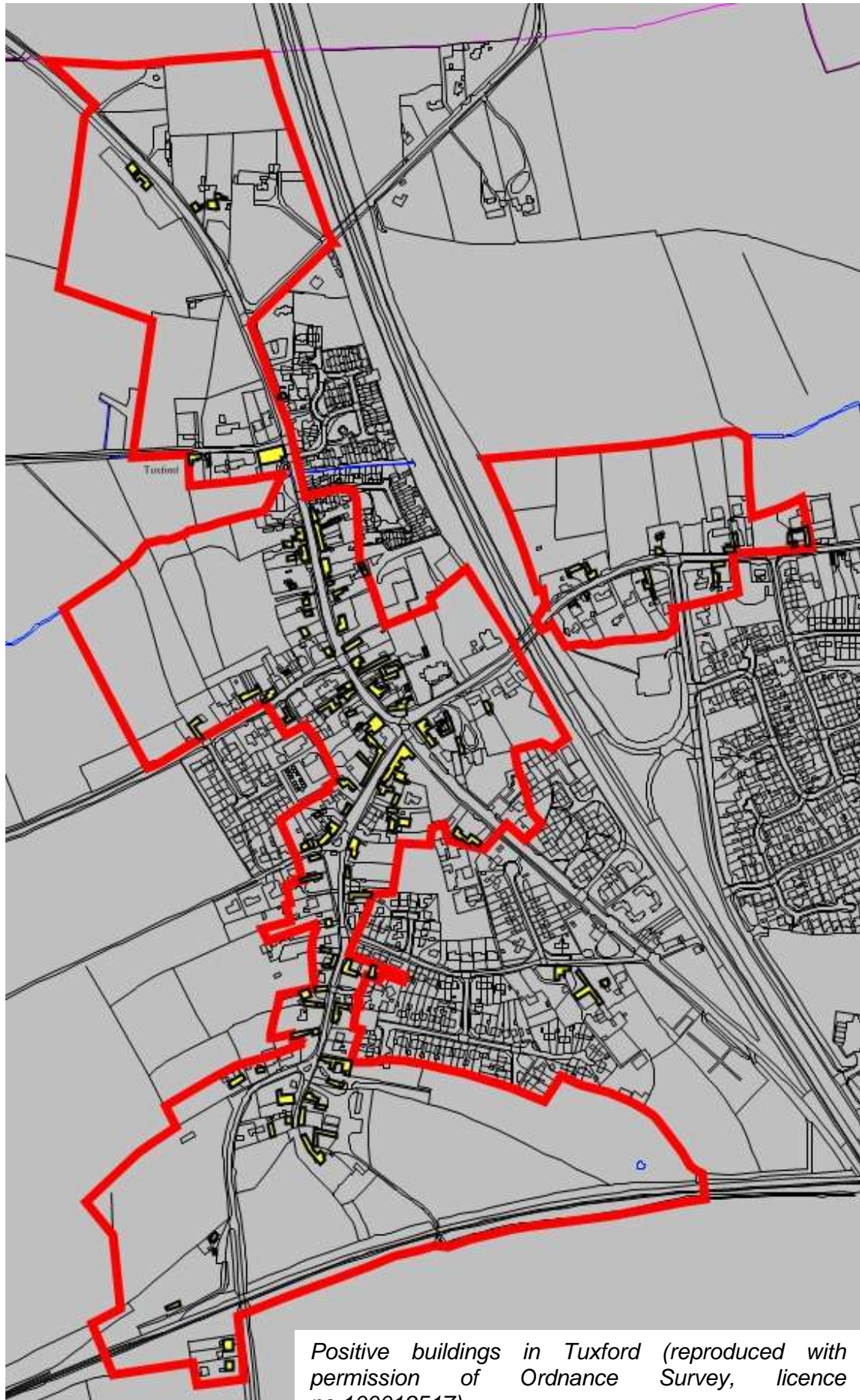
Positive buildings in the Conservation Area

When assessing the contribution made by buildings and structures that are not listed, consideration is given to their individual and group contribution to the special architectural or historic interest of the Conservation Area. For example, if a building is the work of a particular noteworthy local architect, it may carry historic significance. Other reasons to consider the significance of unlisted buildings might include:

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

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

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



Positive buildings in Tuxford (reproduced with permission of Ordnance Survey, licence no.100019517).

Positive buildings in the Conservation Area		Use/type	Period	Architectural & historic interest	Present occupier
Building/structure					
Bevercotes Lane					
Malthouse		Commercial	19th century	Significant industrial building associated with malt industry in town. Red brick with brick detailing.	Unknown
1-4 Bevercotes Lane		Residential	19th century	Former manager's house/cottages associated with maltings (group value).	Private
Blenheim Avenue					
1-2 Blenheim Avenue		Residential	1890s	Good example of late Victorian vernacular. Part of <i>Tuxford Station</i> development phase.	Private
Egmont Road					
Hodgebusk House		Residential	1900s	Group value with Ferndale/Lyndhurst. Part of <i>Tuxford Station</i> development phase.	Private
Ferndale/Lyndhurst Station House and goods shed		Residential	1900s	Group value with Hodgebusk House. Part of <i>Tuxford Station</i> development phase.	Private
		Commercial	1890s	Former <i>Tuxford Town</i> train station and associated structures.	Private
Eldon Street (east side)					
8 Eldon Street		Commercial	19th century	Formerly Gregory Butchers. Group value with 10-12.	ST Horne Butchers
10-12 Eldon Street		Commercial	19th century	Group value with 8 Eldon Street (formerly a pair of parapeted buildings of similar form).	Unoccupied
20 Eldon Street		Commercial	19th century	Former Reindeer Inn.	Tuxford Fish Bar
22 Eldon Street		Commercial	1900-1910s	Former Henry Watson shop and post office between 1901 and 1921.	Hong Kong Restaurant
Barn adj. 24 Eldon Street		Unknown	18th/19th century	Possibly part of historic farmstead. Used as a garage in early to mid-20th century.	Unknown
34 Eldon Street		Residential	19th century	2 storey cottage range. Red brick with slate.	Private
36 Eldon Street		Residential	1830-1840s	2 storeys, red brick and clay pantile. Timber sash windows with margin lights.	Private
38 Eldon Street		Residential	18th/19th century	2 storey cottage. Rendered. Chimney stacks. Gable to road.	Private
40-42 Eldon Street		Residential	18th/19th century	Pair of cottages. Red brick and chimneys.	Private
44-48 Eldon Street		Residential	19th century	2 storey cottage range with end barn (hatch can be seen in gable wall). Rendered red brick to frontage. Brick chimneys remain. Double pile plan form.	Private
50-58 Eldon Street		Residential	19th century	2 storeys. Red brick cottage range, chimney stacks. Flat head brick arch lintels.	Private
60 Eldon Street		Residential	1790-1800s	3 storeys, 3 bay Georgian style town house. Key stone lintels, '2 over 2' sash windows.	Private
62-68 Eldon Street		Residential	18th/19th century	Service wing and coach entrance to 60 Eldon Street.	Private
72 Eldon Street		Residential	18th/19th century	2 storey cottage. Chimney stacks. Rendered brick with string course.	Private
Eldon Street (west side)					
9 Eldon Street		Commercial	1830-1840s	Former Blue Bell Inn. 2 storeys, 2 bays and attached 2 storey service wing to Blue Bell Yard. Rendered brick, slate roof and chimney stack. Canted bay window with plain Victorian sashes. 2 '2 over 2' sashes above. Further range of buildings to Blue Bell Yard/Chandos Court- red brick and pantile, Flemish bond.	Sally Mitchell Fine Art
11 Eldon Street		Residential	1830-1840s	2 storeys, three bays. Pair of bay windows. Chimney stack on right hand side. Group value with 9 Eldon Street.	Private
17 Eldon Street		Residential	1830-1840s	2 storeys. Stucco/rendered brick, slate roof with chimney stacks in gables. Painted timber sash windows with narrow margin lights.	Private
19 Eldon Street		Residential	18th/19th century	2 storey cottage, gable to road.	Private
21 Eldon Street		Residential	1900s	2 storeys. Red brick and slate. Edwardian character. Square bays with multi Victorian style sashes. Matching '1 over 1' sashes above.	Private
23 Eldon Street		Residential	Post-war	1950s style Police House. One of a few that remain in District.	Notts Constabulary
33-45 Eldon Street		Residential	18th/19th century	Former cottages and farmstead.	Private
Great North Road					
High Croft		Residential	19th century	Two storeys, three bay house. Red brick and clay pantile, chimney stacks.	Private
Mill Mount		Residential	19th century	Two storeys, three bay house. Red brick and clay pantile, chimney stacks, square bay windows, Victorian style sashes.	Private

Shirehill	Residential	1830-1840s	Formerly 'The Laurels'. 2 storeys, 3 bays. Red brick, hipped roofs and chimneys stacks. Regency style timber sash windows. Attractive door case with panelled door and fanlight.	Private
Lincoln Road (north side)				
Pump Farm outbuildings	Commercial/agricultural	1790-1800s	Farm buildings associated with Pump Farmhouse (Grade II listed building). Red brick and clay pantile.	Pump Farm Day Nursery
19 Lincoln Road	Residential	19th century	House. 2 storeys, 3 bays. Red brick in English Garden Wall bond. Gable chimney stacks.	Private
33 Lincoln Road	Residential/agricultural	18th century	Farmhouse and associated barns. Red brick with natural clay pantile roof and chimney stacks. Several timber Yorkshire sliders remain.	Private
61/Coupland Farm	Residential/agricultural	18th/19th century	Historic red brick and pantile farmbuildings. Brick ventilators, timber joinery (loft hatches) and threshing door openings.	Private
Lincoln Road (south side)				
24 Lincoln Road	Residential	18th/19th century	Small cottage. 2 storeys, red brick (painted) and chimney stacks in gable walls. Brick arches to openings.	Private
26 Lincoln Road	Residential	19th century	Small cottage. 2 storeys.	Private
34 Lincoln Road	Residential	19th century	2 storey red brick cottage range with chimneys.	Private
56 Lincoln Road	Residential	19th century	Part of historic grouping comprising 42 Lincoln Road and malthouse (demolished).	Private
Market Place				
3-4 Market Place	Commercial	18th/19th century	2 storeys, four bays. Rendered brick with hipped slate roof. Group value with Newcastle Arms and 1-3 Eldon Street (both listed).	Post Office and Mine of Information
5 Market Place	Commercial	1930s	2 storeys, 4 bays. Neo-Georgian style house with shopfront. Slate roof and chimney stack (right hand side), brick quoins, rendered first floor to main section with gabled feature and Venetian style window.	Hair Flair
The Old Buttermarket	Commercial	1820s	Remains of the Duke of Newcastle's indoor market.	KSR Accountancy
6 Market Place	Residential	Mid-19th century	3 storey town house, 3 bays. Slate roof, chimneys. Attached wing of interest. Group value with Market Place buildings and signpost.	Private
9-10 Market Place	Commercial	Early 19th century	3 storeys, 5 bays. Pantile roof and chimney stacks. Group value with Market Place buildings and signpost.	G&D Hall
Newcastle Street (east side)				
Sun Inn, 1-3 Newcastle Street	Pub	19th century	Group value with Market Place buildings. Timber arched casement windows and '1 over 1' sash windows.	Sun Inn PH
5 Newcastle Street	Commercial	19th century	Part of Sun Inn range (has group value with 1-3). Victorian '2 over 2' timber sash windows, slate roof.	Tuxford Pharmacy
7 Newcastle Street	Commercial	19th century	Former smithy, then early co-op building (modern shop front and fascia now).	Co-operative Society
9 Newcastle Street and barn to rear	Commercial	1830-1840s	Formerly TW Spencer. Red brick and pantile threshing barn with ventilators to rear.	Tuxcraft
17 Newcastle Street	Residential	19th century	Cottage associated with church.	Private
Wesleyan Methodist Church	Church	1841	Imposing red brick and slate Methodist Church with associated boundary wall, railings and gates.	Methodist Church
Church Hall	Church hall	1907	Group value with church.	Methodist Church
31-33 Newcastle Street	Residential	1830-1840s	Former doctor's surgery and historic association with Lock-up when used as mortuary. 2 storeys, 5 bays with Georgian sashes to ground floor, Regency above and stucco. Slate roof and decorative chimney stacks.	Private
35 Newcastle Street	Residential	1830-1840s	Cottage. Brick dentil detail. Timber sash windows with margin lights.	Private
37 Newcastle Street	Residential	Late 19th century	2 storey cottage. Red brick, external gable chimney stacks, slate roof.	Private
57-63 Newcastle Street	Residential	18th/19th century	2 storey red brick cottages with chimney stacks.	Private
65-69 Newcastle Street	Residential	18th/19th century	2 storey red brick cottages with chimney stacks.	Private
79-81 Newcastle Street	Residential	19th century	Newbridge House.	Private

Farm buildings at 91 Newcastle Street	Agricultural	Early 19th century	Red brick and pantile barns to St John's College Farm. The farmhouse at 91 is Grade II listed and the barns are associated with this by virtue of their layout and relationship around the stack yard next to the house.	Private
93 Newcastle Street	Residential	18th/19th century	2 storey, 3 bay red brick cottage with rear catslide roof, side wing and outbuildings. Gable to road. Flemish bond. Chimney stacks and clay pantile, although slate on catslide roof.	Private
95 Newcastle Street and associated barns	Residential/agricultural	19th century	College Farm contains a number of brick and pantile barns with group value.	Private
Newcastle Street (west side)				
2-4 Newcastle Street	Residential	18th/19th century	Number 2 forms part of service wing to Newcastle Arms. Attached barn range provides group interest. Red brick and pantile.	Private
6 Newcastle Street	Residential	18th/19th century	Former barn range from older farmstead.	Private
8 Newcastle Street	Residential	17th/18th century	2 storeys, rendered brick and clay pantile with chimney stacks.	Private
12 Newcastle Street	Residential	19th century	2 storeys, 3 bays, red brick and clay pantile roof with chimneys.	Private
14-18 Newcastle Street	Residential	1830-1840s	Terraced row of cottages. 2 storeys, red brick in Flemish bond with natural clay pantile roof and chimneys.	Private
20-26 Newcastle Street	Residential	19th century	Victorian terrace. 2 storeys, red brick in Flemish bond with slate roofs, small gabled dormers and decorative chimney stacks.	Private
28-30 Newcastle Street	Residential	19th century	Pair of houses with group value. Red brick and pantile with extensive brick detailing and chimney stacks. 28 is gable to the road.	Private
34 Newcastle Street	Residential	19th century	Cottage. 2 storeys, red brick and pantile with chimney stacks.	Private
36 Newcastle Street	Residential	19th century	Cottage. 2 storeys, red brick and pantile with chimney stacks.	Private
40-42 Newcastle Street	Residential	19th century	Semi-detached cottage. 2 storeys, red brick and slate. Interesting central louvered dormer; possible industrial usage in past.	Private
50 Newcastle Street	Residential	17th/18th century	2 storeys, red brick (painted) cottage. External gable chimney stacks.	Private
52-54 Newcastle Street	Residential	17th/18th century	Cottage. 2 storeys, chimney stacks.	Private
60-62 Newcastle Street	Residential	18th/19th century	2 storey house gable to road in red brick (Flemish bond), shaped brick corners, key stone lintels, hipped roof with chimney stacks.	Private
64-66 Newcastle Street	Residential	19th century	2 storey house set back from road, Red brick, slate roof and central chimney stack. Single storey brick and pantile outbuilding on south side.	Private
The Homestead	Residential	19th century	Brick and pantile structure.	Private
88-90 Newcastle Street	Residential	17th/18th century	2 storey cottage with chimneys. Later brick and pantile extension.	Private
94 Newcastle Street	Residential	18th/19th century	2 storey cottage with chimneys. Brick and pantile stable block on west side.	Private
Woodlands	Residential	20th century	Good example of 20th century vernacular. 2 storeys, red brick with slate roof and chimneys.	Private
Ollerton Road				
The Corner House, 2 Ollerton Road	Residential	19th century	2.5 storeys, red brick Victorian house with arched timber casement windows, brick arches and string course detailing. Clay pantile roof.	Bed and Breakfast
Attached service wing at 4-8 Ollerton Road	Residential	Early 19th century	Attached to 4-8 Ollerton Road (Grade II listed). Coach entrance, single storey red brick and pantile building with chimney stack.	Private
5-7 Ollerton Road	Residential	18th/19th century	Brick and pantile cottage range.	Private
14 Ollerton Road	Residential	17th/18th century	Brick (rendered) and pantile cottage. Two storeys. Chimney stacks.	Private
16-26 Ollerton	Residential	19th century	Brick and pantile terraced row. Two storeys, chimney stacks.	Private
Manvers House	Residential	18th century	Brick and pantile former barn range (now converted). Brick stile on west side for public footpath.	Private

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

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

Non-designated Heritage Assets

Buildings, structures and other features of the historic environment not covered by statutory designation⁹⁵ but which otherwise have a degree of significance, will often be regarded as non-designated heritage assets. The Council has produced criteria for assessing *Non-Designated Heritage Assets* that was formally adopted by the Council in January 2011. This criterion covers potential heritage assets across the whole District. Any building, structure or other feature meeting these criteria should be considered as a heritage asset.

Where these are identified in the appraisal document but outside of the Conservation Area, it is possible that they might contribute to the setting of the Conservation Area. Examples of this are:

- 106 Eldon Street
- 76-80 Lincoln Road

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

⁹⁵ Such as Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Registered Parks and Gardens.

Appendix E: Useful contacts and advisory bodies

English Heritage

44 Derngate
Northampton
NN1 1UH

Telephone: 01604 735400

Email: eastmidlands@english-heritage.org.uk

Website: www.english-heritage.org.uk

Conservation Team (Historic Buildings and Archaeology)

Nottinghamshire County Council

Trent Bridge House
Fox Road
West Bridgford
Nottingham
NG2 6BJ

Telephone: 08449 80 80 80

Email: heritage@nottsc.gov.uk

Website: www3.nottinghamshire.gov.uk/learning/history/

The Society for the Protection of Ancient Buildings

37 Spital Square
London
E1 6DY

Telephone: 020 7377 1644

Email: info@spab.org.uk

Website: www.spab.org.uk

The Georgian Group

6 Fitzroy Square
London
W1T 5DX

Telephone: 087 1750 2936

Email: info@georgiangroup.org.uk

Website: www.georgiangroup.org.uk/docs/home/

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@aab-register.co.uk
Website: www.aabc-register.co.uk

Appendix F: Historic and local information

Bassetlaw Museum

Local historic photographs

www.bassetlawmuseum.org.uk/

Picture the Past

Local historic photographs

www.picturethepast.org.uk/

Old Tuxford Shared Memories

Local historic photographs

www.oldtuxford.com/index.htm

The Thoroton Society of Nottinghamshire

Historical and archaeological society

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

The Nottinghamshire Heritage Gateway

Heritage resource

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

National Heritage List for England

Information on designated heritage assets

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

County Buildings at Risk Register

County database of buildings at risk

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

Historic Directories

Database of historic directories and gazetteers

www.historicaldirectories.org/hd/index.asp

Bassetlaw Insight

Local mapping data

www.bassetlawinsight.org.uk

Get Information Superfast (GIS)

Local mapping data

www.bassetlaw.gov.uk/get_information_superfast.aspx

Contact us

For further advice on issues relating to Conservation Areas:

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

Tel: 01909 533191 or 533484

For help and advice on submitting planning application, Conservation Area consent or listed building consent applications:

Planning Administration
Tel: 01909 533264 or 01909 534430

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 533427.

Mandarin	如果您在与我们沟通或理解我们的任何文件时需要帮助，我们可安排“语言热线”（Language Line 公司）的口译人员或笔译人员来帮助您。请拨打这个电话 - 01909 533427 - 与我们联系，说明您使用的语言和电话号码。
Urdu	اگر آپ کو ہمارے ساتھ بات کرنے میں یا ہماری فراہم کردہ کسی دستاویز کو سمجھنے میں مدد کی ضرورت ہو تو ہم آپ کی مدد کے لئے لینگویج لائن کے ایک انٹرپرائز (مترجم) یا ترجمہ کرنے والے کا انتظام کر سکتے ہیں۔ 01909 533427 پر رابطہ کر کے اپنی زبان اور اپنا ٹیلیفون نمبر بتائیں۔
Punjabi	ਜੇ ਤੁਹਾਨੂੰ ਸਾਡੇ ਨਾਲ ਗੱਲਬਾਤ ਕਰਨ ਜਾਂ ਸਾਡੇ ਕਿਸੇ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਮਦਦ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਤੁਹਾਡੀ ਮਦਦ ਕਰਨ ਦੇ ਲਈ ਅਸੀਂ ਇੱਕ ਲੈਂਗਵੇਜ਼ ਲਾਈਨ ਇੰਟਰਪ੍ਰੀਟਰ (ਦੁਭਾਸ਼ੀਏ) ਜਾਂ ਟ੍ਰਾਂਸਲੇਟਰ (ਅਨੁਵਾਦਕ) ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਨੂੰ - 01909 533427 - ਉੱਪਰ ਸੰਪਰਕ ਕਰੋ ਅਤੇ ਆਪਣੀ ਭਾਸ਼ਾ ਅਤੇ ਟੈਲੀਫੋਨ ਨੰਬਰ ਦੱਸੋ।
Polish	Jeśli potrzebujesz pomocy w komunikowaniu się z nami lub w zrozumieniu naszych dokumentów, możemy do pomocy udostępnić tłumacza Language Line. Proszę się z nami skontaktować pod numerem telefonu – 01909 533427 podając język rozmowy i numer telefonu.