



## NETHER HEADON CHARACTER PROFILE

## NETHER HEADON SETTLEMENT CHARACTER PROFILE

### Evolution of the village

3.61 The maps and photos found at Fig 134-144 visually communicate how Nether Headon has evolved since 1884, or rather just how little the area has changed since the late 1800s. Looking at the 1884 map (Fig 134) development is sparsely arranged along Greenspotts Lane and formed of farms and associated residences. Headon Park Farm represents the most expansive of these farm clusters, the house and agricultural buildings occupying the settlement's southern extents. Further north, set back to the east of Greenspotts Lane are a couple sites that highlight Nether Headon's significance to the local construction trade; a clay pit and brick yard. To the west, and somewhat detached from the central spine of Greenspotts Lane is Headon Wood, a remnant of the once grand parkland of Headon Hall, which was demolished in the late 1700s and replaced with a smaller cottage, East West Cottage, which as denoted on the 1884 map, was for a time used as a school.

3.62 Looking forward across the 1898, 1915 and 1947 maps, Nether Headon appears frozen in time during this period, with practically no change to the settlement layout. It is only when we look at the 1973 mapping that we see some notable, albeit still relatively minor, changes to the settlement arrangement. At Mill Hill Farm and Headon Manor Farm large agricultural units have been introduced, which reflect the major changes that were being seen in farm practices at this time. However, the most dramatic change visible in the 1973 mapping is the emergence of an expansive POW camp along the formerly undeveloped, agricultural edge of Lady Well Lane (Fig 139- 141). Constructed during World War II (though first denoted on the 1947 map), the site was occupied by both German and Italian POWs during the war and in the immediate period after.

3.63 Between the 1970s and present day Nether Headon has, as was the case in previous decades, remained mostly true to its historic layout and form. Greenspotts Lane is still only subject to sparsely distributed, ad-hoc development, and other than the emergence of a couple of modest detached dwellings just north of Headon Manor Farm, the route retains much of its undeveloped, agricultural character. Other development has been restricted to established building clusters. The gradual expansion and intensification of uses at Mill Hill Farm and Headon Manor Farm has continued, with several further buildings having been added to these farms., whilst the former POW camp has evolved into an industrial estate, which has resulted in the demolition of several of the original POW buildings and introduction of a number of sizeable modern industrial units.

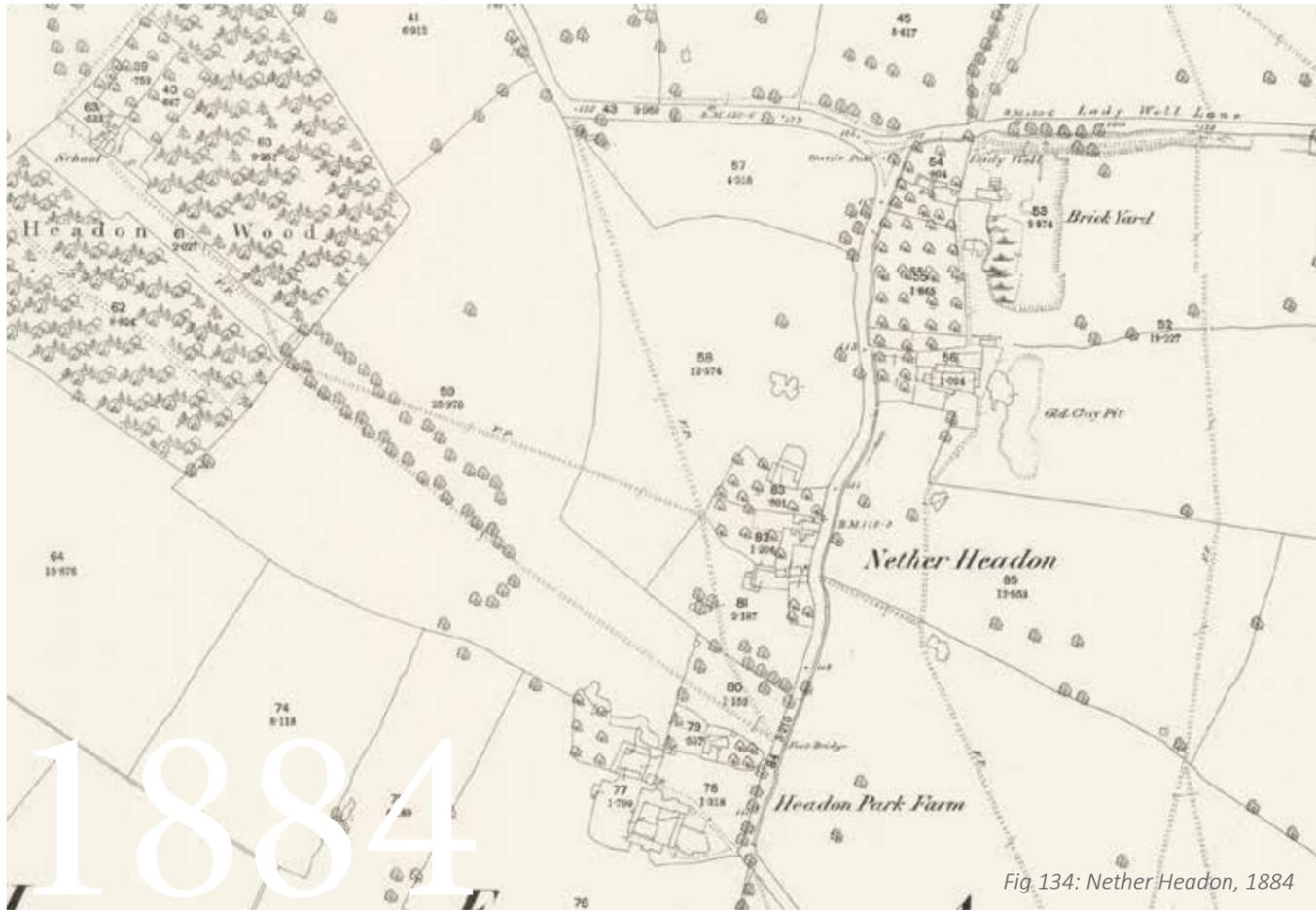


Fig 134: Nether Headon, 1884



Fig 136: Nether Headon, 1915



Fig 135: Nether Headon, 1898



Fig 137: Nether Headon, 1947

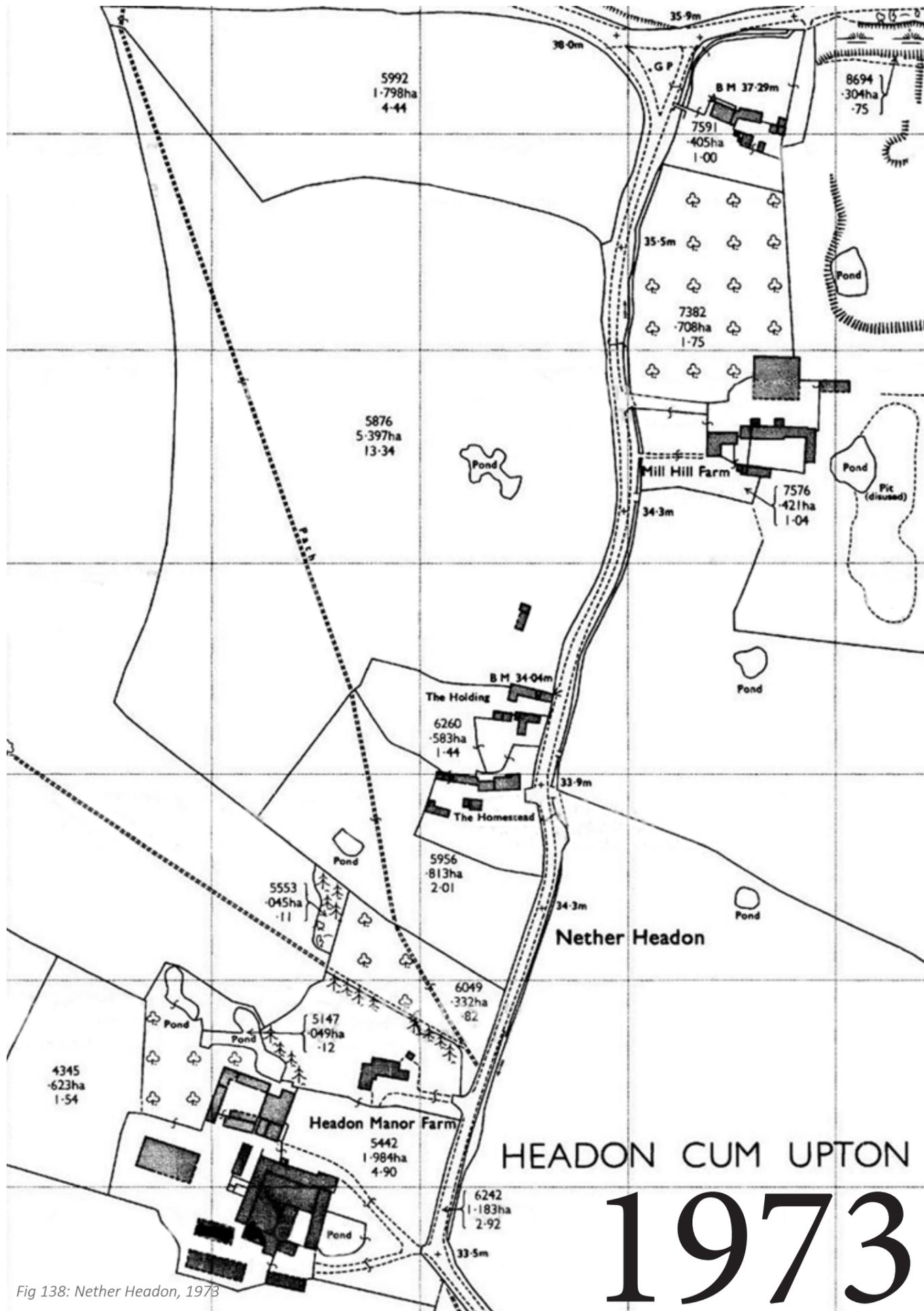


Fig 138: Nether Headon, 1973

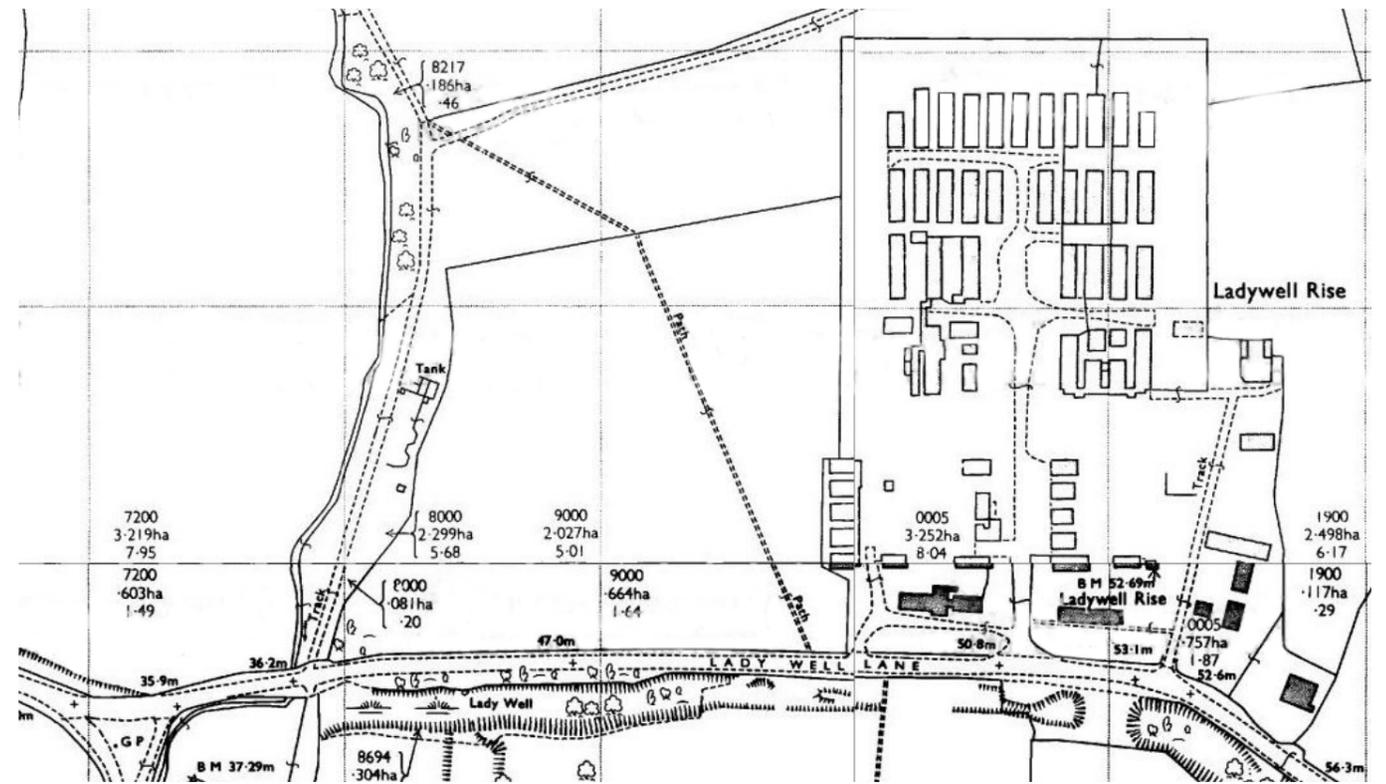


Fig 139: Lady Well Lane, north east of Nether Headon, 1973



Fig 140 and 141: Nether Headon POW camp (c.1945)

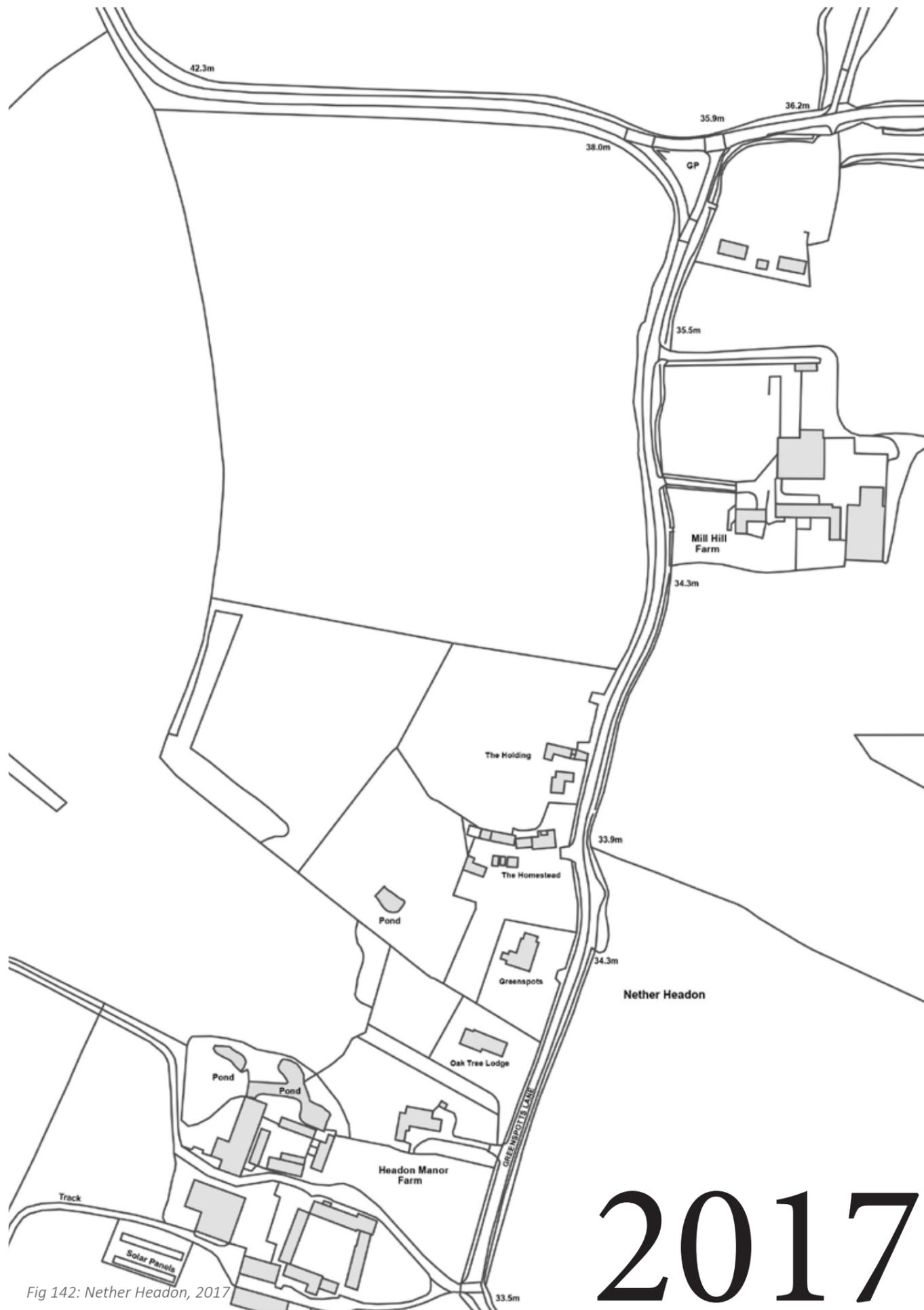


Fig 142: Nether Headon, 2017

2017

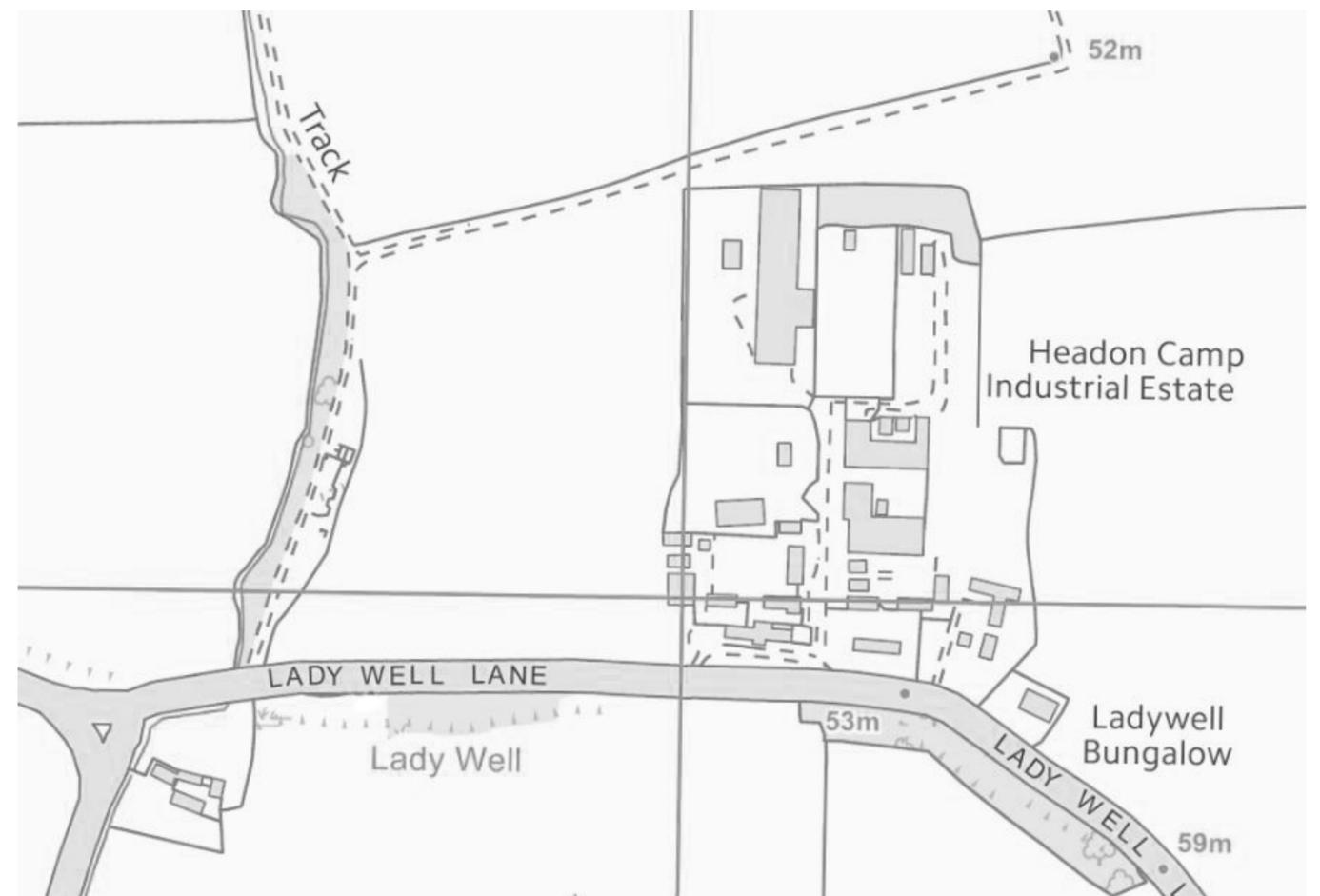


Fig 143: Headon Camp Industrial Estate, north east of Nether Headon, 2017



Fig 144: Remnants of Headon Park are still present in 2017



Fig 145: The entrance to the right of way leading out towards Nether Headon's eastern landscape.



Fig 146: Nether Headon is enclosed by expanses of agricultural land, most of which is devoid of built forms.



Fig 147: Much of Nether Headon's small population are accommodated across a handful of detached dwellings on Greenspotts Lane.

### Village structure and land uses

3.64 The majority of Nether Headon's developed footprint is arranged along the edges of Greenspotts Lane, which slopes downhill from the neighbouring village of Headon. This low-key and tranquil rural route gently winds northwards through Nether Headon before meeting with the more heavily trafficked Lady Well Lane, which forms the settlements northern fringe.

3.65 The low traffic flows generated along Greenspotts Lane make it a comfortable environment for pedestrians to walk along despite the lack of formal roadside footpaths. Linking up with Greenspotts Lane is a public right of way, which initially cuts through the residential curtilage of the Greenspotts property (Fig 145) before branching out in two directions across the village's western landscape setting. The longer of these pedestrian routes provides access through to the woodland of Headon Wood and the Schoolhouse Plantation to the west, whilst the shorter route cuts north to Lady Well Lane. Similar pedestrian routes exist to the north and east of Nether Headon, offering scenic, traffic-free links to the neighbouring settlements of Grove and Headon.

3.66 Nether Headon has a low density, sparsely arranged development pattern. Indeed, open arable land is this the most dominant land use, with much of Greenspotts Lane displaying an undeveloped, agricultural edge (Fig 146). Where development has occurred, it is primarily focused along the western edge of the south half of Greenspotts Lane, where the expansive Headon Manor Farm sits south of several detached roadside dwellings (Fig 147). Anyway from this area, there are smaller development clusters of agricultural and residential uses towards the north-eastern end of Greenspotts Lane, whilst along Lady Well Lane and in a somewhat removed location to the north-east of the village lies Headon Camp Industrial Estate.

3.67 The map at Fig 148 visually communicates the village structure and broad arrangement of land uses.

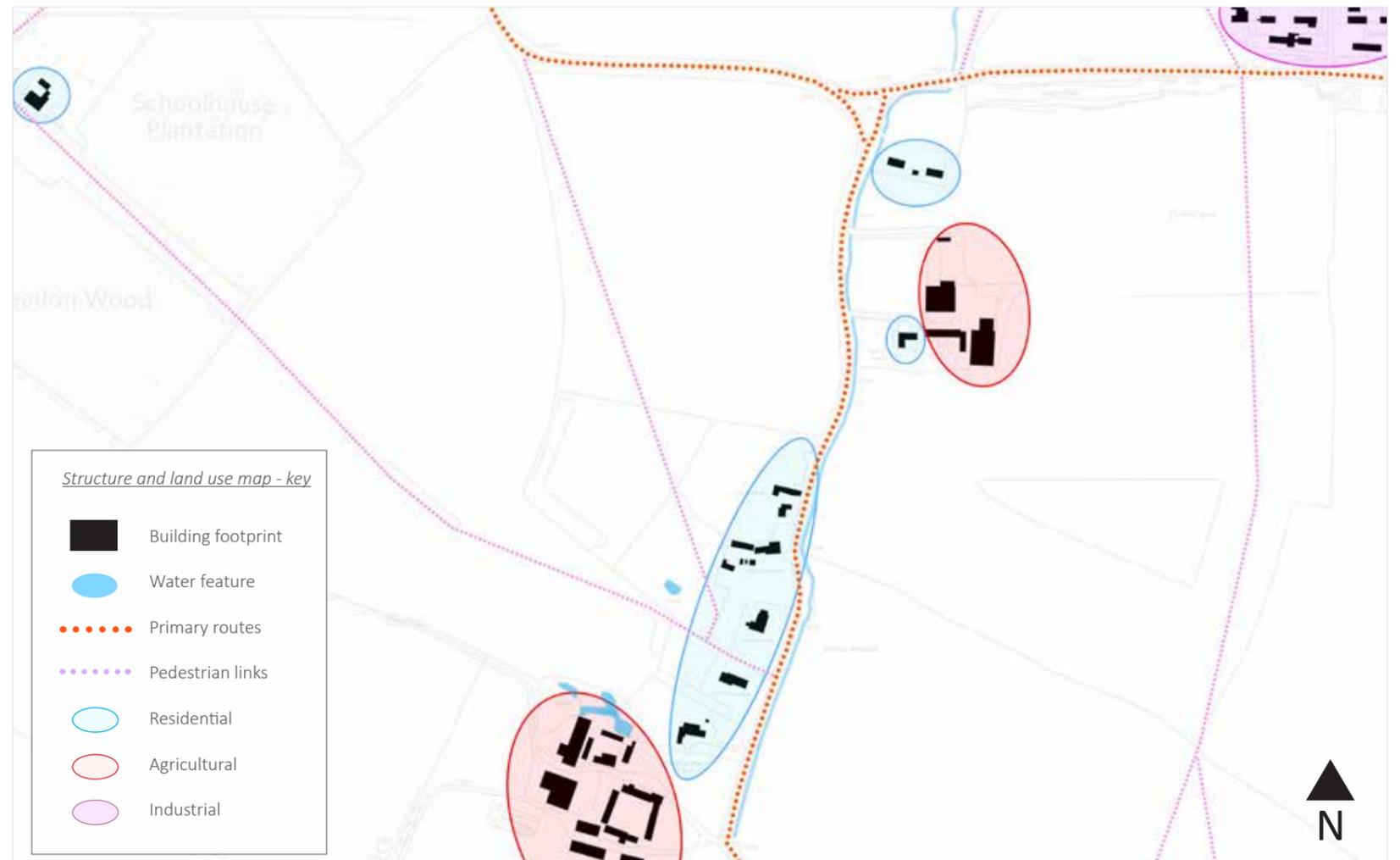


Fig 148: Nether Headon village structure and land use map (note: map is illustrative and intended to visually communicate broad land uses across the settlement)

## Village approaches

3.68 The northern gateway into Nether Headon is located along Greenspotts Lane, just south of the Y-junction at Lady Well Lane (Fig 149). Here the narrow profile of Greenspotts Lane is hemmed in by thick, thriving hawthorn hedgerows interspersed with deciduous trees, which are all set behind modest grass verges. This abundance of green and natural features gives this approach into Nether Headon a particularly rural character (Fig 150 and 151), which is further enhanced by the simple appearance of the road itself, which is without surface markings. Indeed, only the village sign gives away the fact that a

settlement is being entered, as there is little in the way of built development marking this entrance into Nether Headon.

3.69 The southern approach into Nether Headon has a similarly pleasing transition from countryside to settlement setting, but displays a much more distinct and memorable character (Fig 152- 154). The uniqueness of this southern gateway begins with the gently sloping nature of Greenspotts Road as it falls from the neighbouring settlement of Headon. During this subtle and gradual descent, the road

is enclosed by unbroken bands of hedgerow which tightly hug the road edge. As Greenspotts Lane approaches the entrance into Neather Headon, the road begins to bend to the right, at which point a heightened sense of anticipation is created by slight glimpses of several building profiles. The transition into Nether Headon is completed with the dramatic unveiling of the handsome and perfectly sited Headon Manor Farm residence, which welcomes the visitor into the village in a quite memorable and dramatic fashion.



Fig 149: The northern entrance to Nether Headon is situated south of Ladywell Lane.



Fig 150 and 151: The northern gateway into Nether Headon displays a verdant and uncompromised rural character.



Fig 152 - 154: As it falls away from Headon, Greenspotts Lane takes on a particularly enclosed and rural character, which ultimately gives way to an open and quite spectacular view towards the grand profile of Headon Manor Farm at Nether Headon's southern gateway.



Fig 155 and 156: The cluster of red brick outbuildings at Headon Manor Farm includes a threshing barn, stables, cart sheds and animal sheds, and a dovecote with a distinct east facing gable incorporating arched flietholes. This attractive grouping of agricultural buildings has a distinct roof profile, and is complimented by a backdrop of open landscaped topped by big, sweeping skies.

## Village character

3.70 Nether Headon is a small linear settlement with an acute rural character, within which built forms are limited to a scattering of farmsteads and dwellings, several of which represent particularly fine examples of local vernacular architecture.

3.71 The most prominent, expansive, and eye-catching grouping of these traditional buildings can be found at Headon Manor Farm, which as previously noted, marks the southern gateway into Nether Headon. The farm comprises a collection of early 19th century barns (Fig 155) including a dovecote, threshing barn and stables, all of which display a similar palette of red brick with pantile roofs, and feature timber joinery, brick arches, and dentilated eaves. This particularly handsome grouping of agricultural buildings in the local vernacular style is sited away from the roadside behind an open green expanse and set against a backdrop of open fields (Fig 156), which further enhances the aesthetic quality of this groupings.

3.72 Positioned to the immediate north of these barns and stables is the associated farmhouse of Headon Manor Farm. Beyond the roadside hedgerows, open views are available towards this stunning property from Greenspotts Lane, within which its distinct L-shaped form sits proudly amongst a backdrop of towering conifers (Fig 157 and 158). Primarily dating from the the 18th century, with a number of 19th century additions and alterations, the property complements the neighbouring agricultural buildings through the use of red brick but offers an altogether more refined aesthetic, with a rosemary tile hipped roof that integrates evenly spaced brick chimney stacks along its ridge. A less open, more framed view of the property is available from the end of its driveway and entrance at Greenspotts Lane, which allows for an appreciation of the builings finer architectural details (Fig 159). Both collectively and individually these buildings at Headon Manor Farm represent important assets within the local townscape, acting as local landmarks which have a hugely positive influence on the character of this southern part of the settlement.



Fig 157 - 159: The farmhouse at Headon Manor Farm is a striking and majestic presence within Nether Headon's southern extents, and a building whose rich and flawless built fabric is further enhanced by a particularly verdant setting that includes immaculately maintained hedgerow boundary planting along Greenspotts Lane and an array of mature tree planting that crowds around the house itself.



Fig 160 and 161: The detached dwellings of Greenspots and Oak Tree Cottage are bounded by thick hedgerows and set away from the road behind beautifully landscaped and heavily planted gardens.



Fig 162: Past Headon Manor Farm, Greenspotts Lane momentarily takes on a particularly green and enclosed character.



Fig 163: At The Homestead property a change in character occurs, whereby soft, planted forms give way to a more solid, developed edge to Greenspotts Lane.



Fig 164 and 165: The Homestead is a 19th century cottage whose linear form runs perpendicular with Greenspotts Lane. Despite some alterations and additions, including a large dormer on the original rear projection, the building still retains much of its original charm and character, which is complemented by a diversity of garden planting and a low-lying red brick, stone-capped wall.

3.73 North of Headon Manor Farm development continues along the western side of Greenspotts Lane with several detached dwellings positioned within large, irregularly shaped plots. Initially, dwellings are set back from the road within gardens bustling with an array of greenery and planting (Fig 160 and 161), and this private planting works in partnership with the abundant roadside vegetation that characterises this stretch of Greenspotts Lane (Fig 162) to give these residences a secluded setting. However, moving further north, a different character starts to emerge, where dwellings along this western side of Greenspotts Lane begin to take up more prominent, exposed positions along the roadside, whilst at the same time, the level of planting and greenery lessens (Fig 163). The combined effect being that this part of Greenspotts Lane displays a slightly harder, more developed edge, albeit one which still exudes a rural character by way of the generous spacing between properties and the continued progression of planting within gardens.

3.74 In terms of appearance and finishes, all dwellings along this length of Greenspotts Road are mostly two-storey in scale and constructed in red brick, respecting and responding positively to the neighbouring Headon Manor Farm. Roofs are pitched and generally topped with pantiles or concrete tiles of red or brown tones. Brick chimney stacks are a common feature throughout, typically positioned within the gable. Window shapes and materials vary (timber and PVC frames are both present), however, frames are generally of a dark



Fig 166 - 167: The Holding sits to the immediate north of The Homestead, where its sizeable and distinct parallel roofed profile is relatively exposed in views along Greenspotts Lane. Through displaying a materials palette that is in keeping with the surrounding area, a lack of greenery combined with the imposing and formal nature of its boundary walling and driveway entrance give the dwelling a more suburban appearance that is somewhat out of sync with the wider rural character.

brown colouration. Hedgerows or red brick walls represent the predominant boundary treatment, and in some cases a combination of both has been used to enclose the property. The stone-capped walling bounding The Homestead property has a particularly nice aesthetic with its light red bricks contrasting pleasingly with the flourishing shrubbery and planting that rises behind them. Fig 164-167 illustrate the character and make-up of some of these more prominently positioned dwellings found along the western side of Greenspotts Lane.

3.75 Whereas this south-western stretch of Greenspotts Lane accommodates the bulk of the settlement's housing stock, the opposite side of the road remains undeveloped and occupied by an expanse of gently rising arable land. The undeveloped nature of this part of the settlement is particularly important as it allows for numerous long views towards neighbouring Headon, within which St Peter's Church features prominently. Indeed, this visual connection with the church is one of Nether Headon's most satisfying characteristics. Fig 168- 172 show some of these views towards St Peter's Church, the key ones of which are also denoted on the townscape character map found towards the end of this section.



Fig 168 - 172: The elevated positioning of St Peter's Church coupled with the open nature of the agricultural landscape that comprises Nether Headon's eastern edge allows for multiple views from Greenspotts Lane towards this historic local landmark.

3.76 The open character of the landscape along the south-eastern side of Greenspotts Lane also provides long views northwards across the rural hinterland. Within these views, which are characterised by arable land enclosed by hawthorn hedgerows and clusters of tree planting, sits another of the settlements most historic and architecturally significant buildings, Mill Hill Farm (Fig 173). A 18th century farmhouse with detached barn range, Mill Hill Farm's rich red brick profile and radiant clay pantile roofs make it an eye-catching and splendid feature this view, where its bright tones contrast with the darker shades of green that wrap around the property. Indeed, this long distance view of Mill Hill Farm represents the best vantage point from which appreciate the property's full form, as further north Greenspotts Lane becomes more enclosed with thick hedgerow planting on either side, to the point where Mill Hill Farm

can only be glimpsed from the immediate roadside environment (Fig 174 and 175).

3.77 Just north of Mill Hill Farm and marking the junction between Greenspotts Lane and Lady Well Lane is a dwelling of more recent construction (Fig 176), but which responds positively to the character of the local area through (1) the retention of existing roadside planting and vegetation, and (2) the progression of a material palette consisting primarily of red brick walling and pantile roofing.

3.78 The most significant and visually intrusive development at Ladywell Lane is Headon Camp Industrial Estate. Positioned on the site of the former POW camp, the industrial estate still accommodates a number of original structures relating from this previous use, which have an important historic value both regionally and locally, being

the only buildings of their kind that remain intact within the district. Although a number of the camp buildings on the site have been demolished, the overall layout and composition of the camp can still be read, and a number of original structures remain, including a large water tower and a range of buildings comprising the officers' mess and administration buildings. Unfortunately, from Lady Well Lane, the overriding character is dictated by the industrial uses that have been introduced in subsequent decades since the demise of the POW camp. Today these buildings form a hard, unsympathetic edge to this part of Lady Well Lane (Fig 177), with their elevated and prominent roadside siting and lack of landscaping and planting resulting in a discordant relationship with the wider green and soft rural setting.



Fig 173: Mill Hill Farm nestles amongst an array of mature deciduous tree planting in views looking north-east from Greenspotts Lane.



Fig 176: A new build residence marks the corner of Lady Well Lane and Greenspotts Lane, its sizeable bulk amongst entirely screened from view by mature boundary trees and hedgerows.



Fig 174 and 175: Mill Hill Farm enjoys a private and secluded setting, within which views from the immediate roadside are limited.

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Fig 177: Headon Camp Industrial Estate presents a rather tired and overly exposed frontage on to Lady Well Lane, though its associations with the former POW does give it an historic significance to the area even if it is somewhat aesthetically lacking.

3.79 In stark contrast to the sizeable, visually intrusive character of the industrial estate, the opposite side of Lady Well Lane plays host to one of Nether Headon's most inconspicuous, understated built elements, the Grade II listed Lady Well. Comprised of a well head, archway and trough, and constructed in red brick and ashlar (Fig 178-180), the well is said to be of medieval origin, though its current day fabric dates from the 18th and 19th centuries. Unfortunately, at the time of writing, the well is inaccessible, having been completely subsumed by dense roadside planting and undergrowth, to the point where its precise location is actually difficult to pinpoint.

3.80 Away from Lady Well Lane and Greenpotts Lane, which between them accommodate the majority of Nether Headon's developed footprint, there is only one further building of note, which though somewhat detached from the rest of the settlement, is still of recognised heritage value and historic significance to the local area. The building in question is East West Cottage. Accessed from the settlement centre via a public right of way (Fig 181), this cottage, constructed across the late 18th to early 19th centuries, was formerly a school. It sits within a heavily wooded setting on what was the site of the original Headon Hall, and it is suspected that the cottage building may have incorporated parts of this earlier, more grand structure. This magical woodland setting combines with the dwelling's quaint, old-world appearance, to make East West Cottage a truly charming and unique asset within Nether Headon's rural fringes.



Fig 178 - 180: Images of Lady Well during the Well Dressing, which was carried out between 1981 - 1991 and again in celebration of the millennium year. The well has a small 19th Century red brick arch that hosts an older ashlar keystone inscribed with "HW 1718". Though the well still stands today, is much less accessible, with dense undergrowth having taken grasp of the raised banks along which it sits.



Fig 181: Looking west towards Headon Wood and Schoolhouse Plantation from the right of way at Oak Tree Lodge.



Fig 182: East West Cottage appears like something from a fairytale, its rich pantile roof and brilliant white rendered walls peering out from its rustic woodland setting.

## Nether Headon Character recommendations

3.81 The map at Fig 183 provides a visual summary of the key built and natural features that contribute to the unique and locally distinct character of Nether Headon, as well as those negative elements that could be enhanced.

3.82 Based on the commentary set out within this character profile summary, the following recommendations are presented. which should be adhered to in order to protect and enhance the unique and locally distinct character of Nether Headon:

- Development proposals should take into account and respond positively to the spacious, low density, linear development patterns that characterise the settlement.
- Roadside trees and hedgerows are an important character of the Greenspotts Lane and Lady Well Lane and these natural features should be protected and retained. All new development should be positioned carefully to use existing boundary planting as screening, and where required, should introduce additional boundary planting.
- New development proposals should seek to draw inspiration from local vernacular architecture and recognised buildings of heritage value (listed buildings and non-designated heritage assets are denoted on the townscape character map at Fig 183, and full details are included at Appendix 1). Red brick is the primary construction material seen within the settlement.
- All proposals for new development should integrate into the village's landscape setting and avoid creating an unsatisfactory, overly hard edges to the settlement or along the main vehicular routes.
- Along Greenspotts Lane there are several views towards St Peter's Church in neighbouring Headon. These views across open fields towards this locally iconic heritage asset are a key component of the character of Nether Headon, and as such, they should be preserved.
- The Lady Well, one of the village's recognised heritage assets, cannot be accessed or appreciated due to the dense undergrowth and vegetation that currently surrounds it. Efforts should be made to enhance the setting of this Grade II listed structure through the appropriate removal / trimming of vegetation and the introduction of a dedicated access.
- Headon Camp Industrial Estate represents the one built element within Nether Headon that fails to integrate into the wider green, rural setting. This development stands rather exposed and stark in views along Ladywell Lane. The progression of a retrospective planting scheme could successfully screen these buildings and lessen their influence on the local character.
- Existing buildings of recognised heritage value should be protected from inappropriate development. New development should take care to ensure that the setting of such heritage assets is not compromised, and where possible efforts should be made to enhance and relate positively to the heritage asset and its setting. Important views towards and out from the heritage asset should be considered when designing new development proposals.

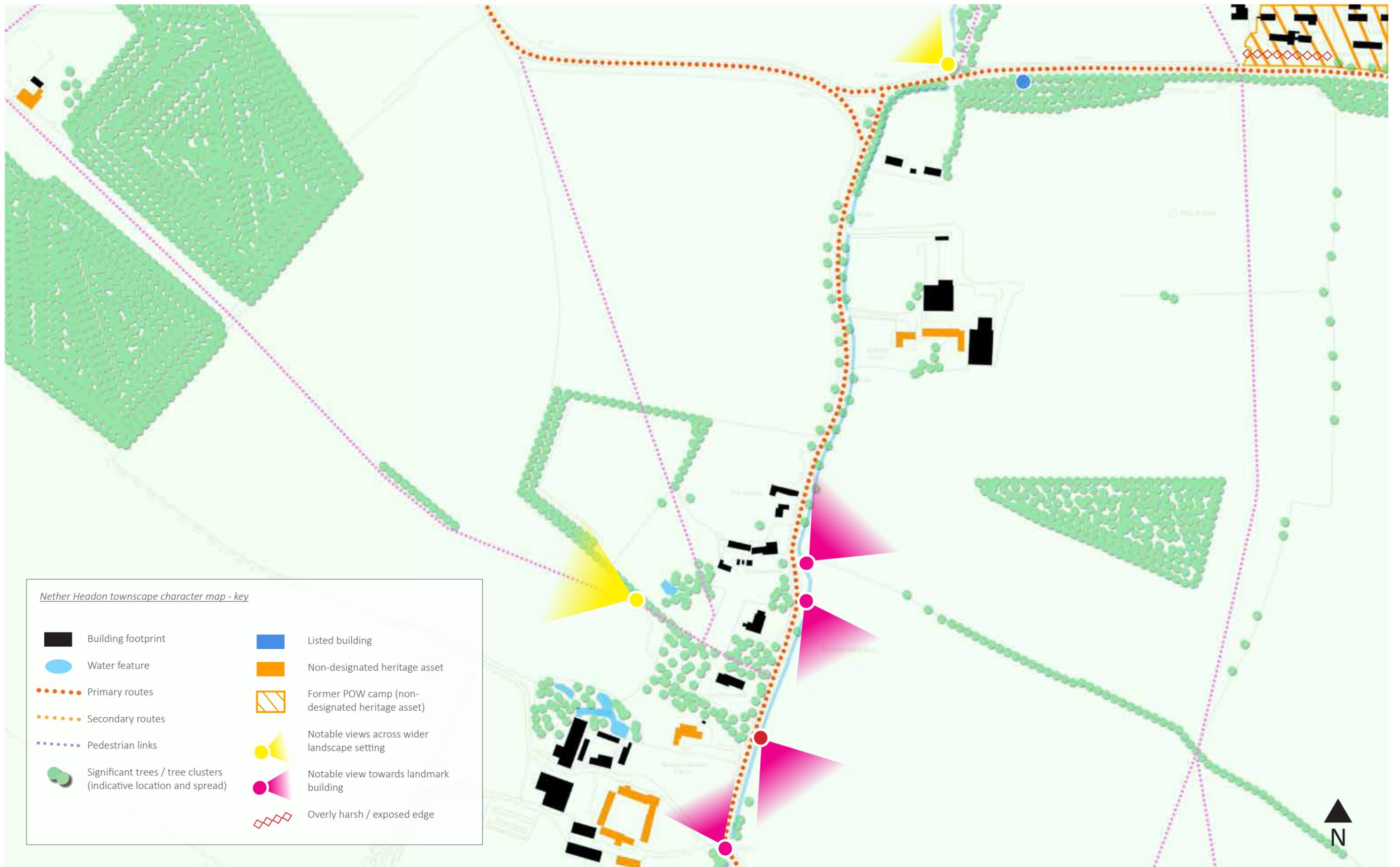


Fig 183: Nether Headon townscape character map, denoting key built and natural characteristics and features.



## HEADON CHARACTER PROFILE

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### Evolution of the village

3.83 The maps found at Fig 185-191 tell the story of Headon's evolution since the late 1800s to the present day in terms of the village layout and its developed footprint. Looking back to 1883 (Fig 185) a familiar road network and village structure is present, along which development is arranged in a linear fashion at well-spaced, irregular intervals. The greatest concentrations of development are seen (1) along the eastern edge of Thorpe Street, (2) on the southern side of Church Street where it connects with Thorpe Street, and (3) in and around St Peter's Church (Fig 184), which has historically acted as the village core, the present day stone church having stood in place at least since the 1200s. Aside from the church, development appears to mostly comprise traditional farmsteads and residences, though the village also accommodates a smithy at Church Lane and a quarry at the junction of Thorpe Street and Clover Close Lane.

3.84 Analysing the subsequent 1898, 1915 and 1947 maps (Fig 186- 188) Headon remains practically unchanged in terms of its layout and developed extents, the one key exception being the introduction of a new school to the immediate north of St Peter's Church, which was built in 1899. It is only in the 1973 and 2017 maps that we begin to see relatively significant changes in the village layout, with a combination of residential infill and ribbon development creating a more extensive developed edge to both Church Street and Thorpe Street / Yew Tree Road. Generally, this more recent roadside development has sought to respect and respond positively to the linear roadside development patterns that historically characterised the village. However, the same cannot be said of the newly constructed residential enclave of Clover Close, which deviates from the more traditional, piecemeal approach to housing provision in favour of a standalone, cul-de-sac layout, within which dwellings are positioned away from the main road network and clustered around a single dedicated access route.

3.85 Ultimately, however, despite a slight intensification of the residential uses along the village's main routes, Headon has managed to stay relatively true to its late 19th century layout and arrangement. Importantly, the large, centrally positioned and undeveloped plot of land that is bounded by Thorpe Street to the south and Church Lane to the west and north remains untouched, and continues to offer a degree of separation between these two distinct parts of the village. Indeed, the continued separation of these two parts of modern day Headon is particularly welcome, as historically these areas were considered as distinct village settlements in their own right; Thorpe and Headon.



Fig 184: St Peter's Church has been a prominent, landmark building within Headon since at least the 13th.

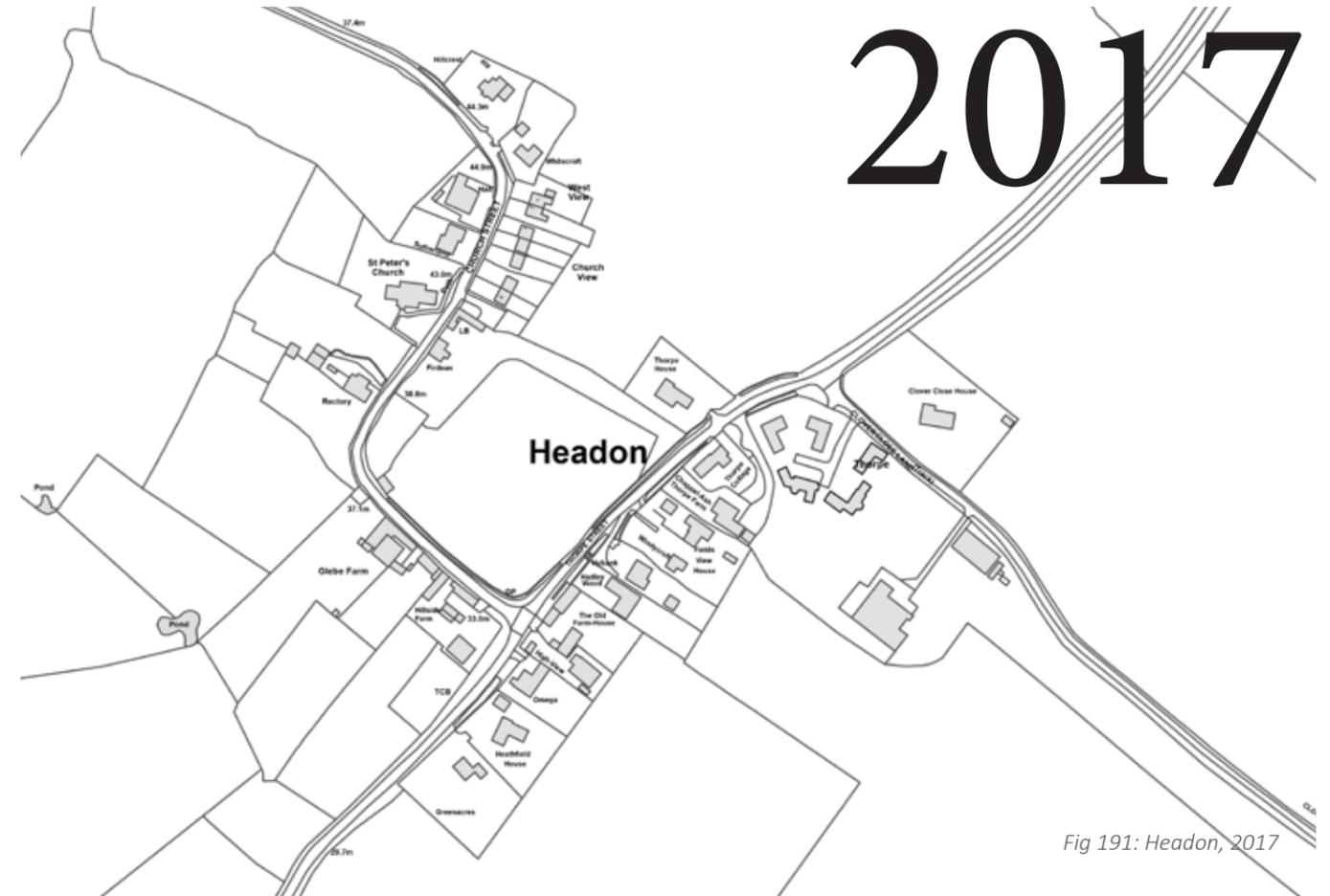
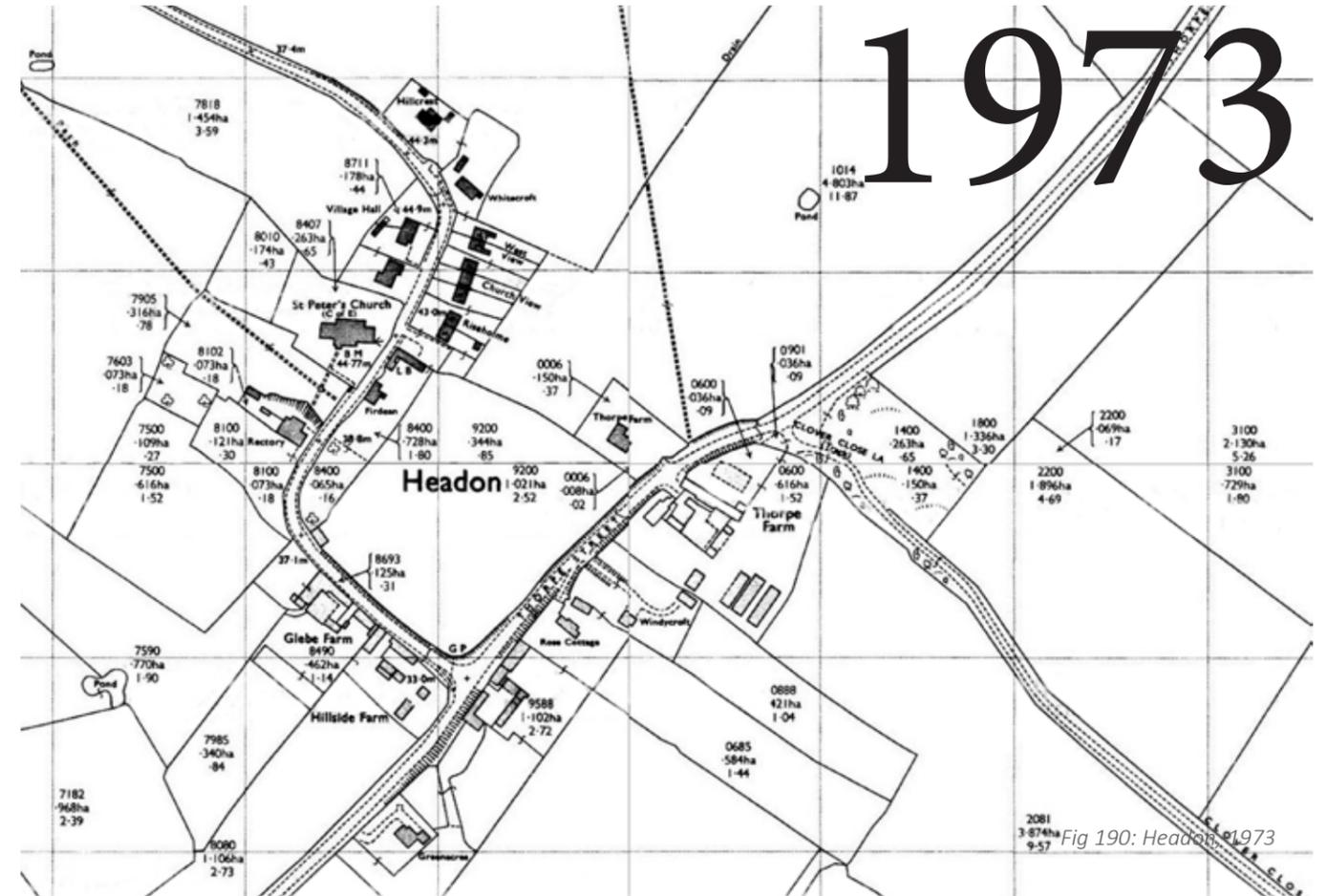
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Fig 185: Headon, 1883



Fig 186: Headon, 1898



## Village structure and land uses

3.86 Headon is formed around a rather unique Y-shaped road network, within which Church Street and Thorpe Street form the two northerly arms, and Yew Tree Road comprises the single south-reaching route. Development within the village tends to hug the edges of this road network, and is comprised mostly of detached dwellings set within their own private plots. Building lines are relatively consistent along Church Street, but less so on Thorpe Street and Yew Tree Road, whilst plot sizes and shapes are quite variable across the entire settlement. The notable exception to this linear layout is the newly constructed Clover Close residential development (Fig 192), which opts for a self-contained cul-de-sac arrangement away from the main road network.

3.87 At the geographical centre of the village lies a large undeveloped field (Fig 193), which provides separation between Thorpe Street and the northern end of Church Lane, and is

consequently an important characteristic of the village layout.

3.88 From the main road network run a series of public rights of way, all of which run northwards, facilitating pedestrian movement to Nether Headon and Lady Well Lane. In addition, Clover Close Lane, a byway, runs eastwards from Thorpe Street before turning southwards where it extends down to Upton.

3.89 Amongst the numerous residential properties that form the majority of Headon's building stock there are also a number of non-residential uses, which introduce some variety to the townscape. At the northern end of Church Lane lie the village hall and St Peter's Church (Fig 194 and 195). Sited in close proximity along the same stretch of road, these two community-orientated uses combine to create the closest thing Headon has to a recognised village core, albeit one that is based on land use rather than geographical location. Aside from the church

and village hall, the only other non-residential use of note is the aviation school and airfield on the village's eastern fringes. This rather unique use is positioned away from the main road network and is accessed from Clover Close Lane.

3.90 The map at Fig 196 visually communicates the village structure and broad arrangement of land uses.

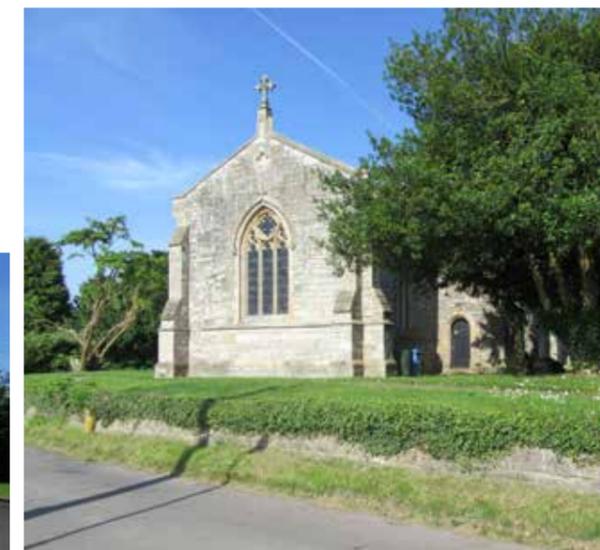


Fig 194 and 195: The village hall and St Peter's Church form a community hub at the village's north-western extents.



Fig 192: The 2017 development of Clover Close introduces a residential arrangement that is at odds with the village's wider linear layout.



Fig 193: The village road network is arranged around a centrally positioned undeveloped agricultural plot.

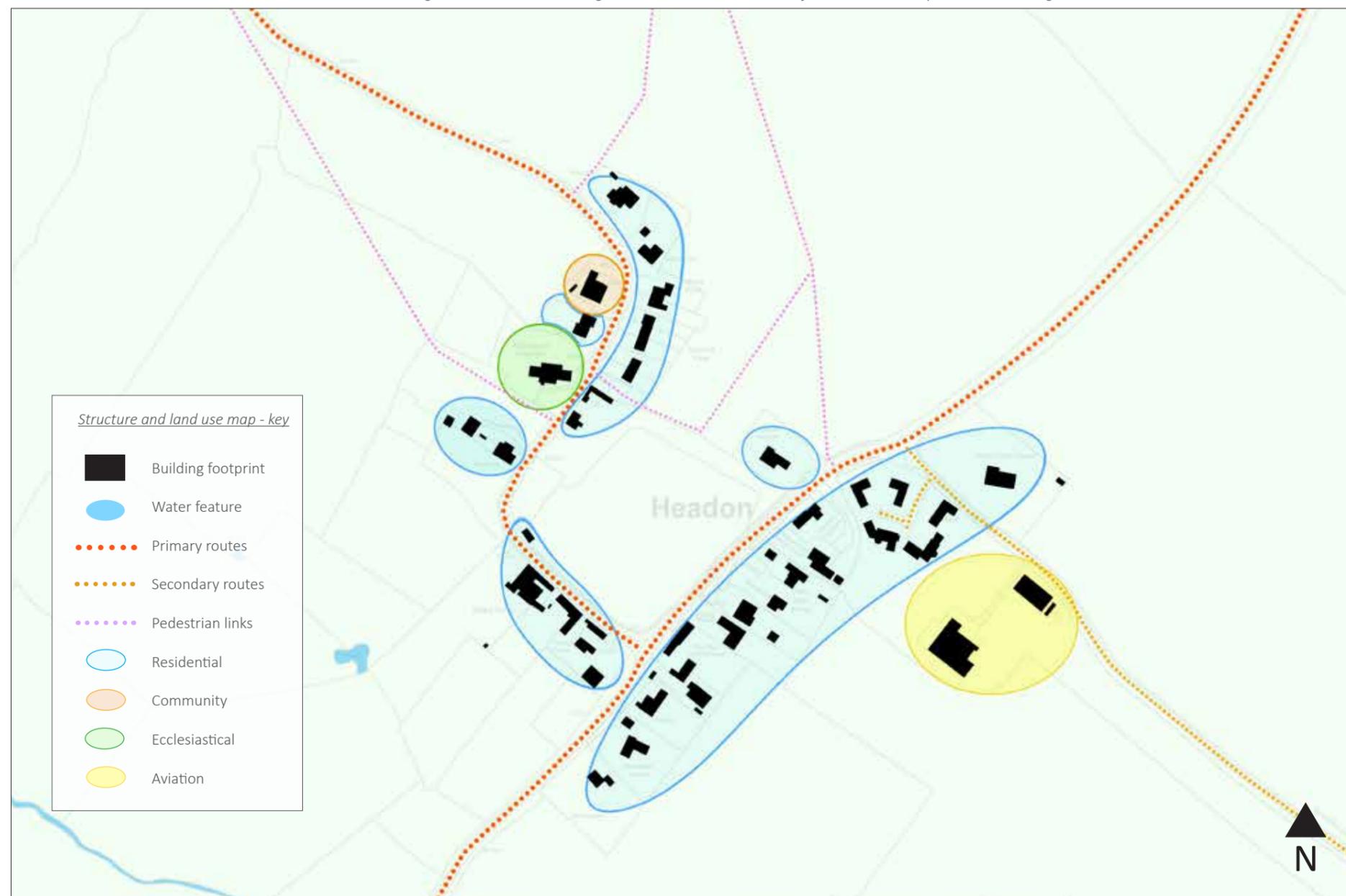


Fig 196: Headon village structure and land use map (note: map is illustrative and intended to visually communicate broad land uses across the settlement)



### Village approaches

3.91 There are three main vehicular approaches into Headon; (1) from the south via Yew Tree Road, (2) from the north along Thorpe Street, and (3) from neighbouring Nether Headon via Greenspotts Lane. Each of these gateways into Headon presents a different transition experience from countryside to village setting, and each has its own distinct qualities and characteristics.

3.92 Greenspotts Lane starts to rise steeply as it leaves Nether Headon and begins its approach to Headon. This pronounced topography results in distinct views uphill, which are complemented by the road's arrow profile and its enclosed, hedgerow bound appearance. In the distance, denoting the gateway into Headon, is the distinct roof profile of the Whitecroft property, which emerges from behind a mix of hedgerow and tree planting. This property provides a slight hint of the village that lies beyond without giving too much away, ensuring that the transition between countryside to village setting is appropriately subtle and gradual. Towards the top of the approach into Headon the road begins to level off, at which point it bends gently into the Headon's north-western extents and the village reveals itself. Fig 197- 199 visually communicate the distinct character of this approach into Headon.

3.93 Entering Headon from the south, the topography is much less dramatic, however the roadside environment is just as rural and rustic. Indeed, the presence of some trees amongst the field boundary hedgerows gives the entrance into Headon via Yew Tree Road an even more acute green and leafy appearance, which persists even beyond the village entrance sign (Fig 200), with the village's built extents being largely screened by this edge of mature tree planting. It is only as the road straightens on the final stretch into Headon that the first sight of development can be gained, with the side elevation of the prominently sited The Old Farmhouse appearing in the far distance (Fig 201). Indeed, even upon entering the village at Yew Tree Road, building forms continue to be elusive, hiding behind generously planted boundaries that lessen their visual impact on the wider public realm (Fig 202).

3.94 The third and final route into Headon is from Thorpe Street, which cuts through the village's northern landscape setting before gradually descending as it makes its way towards the settlement. The initially elevated positioning of the road allows for long distance views towards the village, which are also facilitated by the relatively low-lying nature of the boundary hedgerows that line the route. Indeed, in comparison to the other village's approaches, Thorpe Street has quite an open and spacious character, with a relatively broad road profile that also accommodates wide grass verges. On the final stretch into the village, the still slightly elevated positioning of the road allows for views towards St Peter's Church (Fig 203), whilst straight ahead the first glimpse of the village's developed extents can be observed, with part of the newly constructed Clover Close development appearing rather starkly in the near distance (Fig 204).



Fig 197 - 199: The approach into Headon from Greenspotts Lane benefits from a number of distinct characteristics, including a notable change in topography.



Fig 200 - 202: Yew Tree Road displays a constant green and verdant edge as it moves towards Headon, which persists even upon arrival into the village's built extents.



Fig 203: Looking west across the fields that form Headon's northern edge, views can be gained towards St Peter's Church.

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Fig 204: The new Clover Close development rather abruptly terminates the view into Headon, its exposed form, bereft of any meaningful landscaping, jarring with the otherwise soft and verdant character of this gateway into the village.



Fig 205: Looking north along Thorpe Street where the road gently winds through a townscape rich with greenery and planting.



Fig 206: A sheltered character prevails across much of Thorpe Street and Yew Tree Road, with raised grass banks and an array of roadside planting enclosing this route and limiting views out towards the wider area.

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## Village character

### Thorpe Street and Yew Tree Road

3.95 Together Thorpe Street and Yew Tree Road combine to form the eastern side of Headon. This part of the village has a particularly attractive, cohesive character, within which the central linear route gently meanders through a townscape coloured in numerous shades of green (Fig 205). The mildly winding nature of this route allows for constantly evolving views and vistas, all of which are framed by roadside greenery of various typologies, from grass verges, raised banks, hedgerows, garden shrubbery and more substantial mature tree specimens. A heightened sense of enclosure is created by this often dense roadside planting, which is further exacerbated by the raised grass banks that hug much of the road edge (Fig 206). This sense of enclosure only lets up at the junction with Church Street, where a handsome green strip lines the roadside and creates a wider street profile and a slightly more spacious environment.

3.96 Within the townscape along Thorpe Street and Yew Tree Road, buildings are generally subservient to this wider tapestry of green and natural elements. The majority of dwellings sit to the east of the road in an elevated position, where they are set back from the road within plots of irregular size and shape. This difference in topography coupled with the near constant garden boundaries of hedgerow, trees and shrubbery ensures that these detached residences merge into subtly into the village townscape without disturbing the overlying rustic, rural character (Fig 207- 211).



Fig 207 - 211: Properties along Yew Tree Road and Thorpe Street date from the 17th century right up to the present day, though much of this areas housing stock appears to have been delivered in the past 50 years on infill sites. Consequently, there is no singular architectural language. However, the consistent use of red brick and a common approach to boundary treatments (i.e. hedgerows and tree planing) helps create a common, harmonious character.

3.97 Where, on occasion, properties have rejected the progression of such soft, natural boundary treatments, and hedgerow and tree planting have been stripped back or removed, it is usually to the detriment of the village's rural character, and has an urbanising effect on the townscape (Fig 212). The worst offender in this regard is the village's newest addition, the residential enclave of Clover Close. Not only does this development progress a cul-de-sac layout that is at odds with the village's historically linear layout, but it represents a very poorly integrated scheme, devoid of any meaningful landscaping, and which stands absolutely exposed in views from Thorpe Street (Fig 213 and 214). Whilst the buildings themselves make some nods towards local vernacular styles, with red brick walling, pitched roofs with pantiles, and chimney stacks at their gable ends, the lack of planting along their perimeters, and the introduction of off-the-shelf panel fencing, leaves the development at odds with the wider green and leafy character displayed along Thorpe Street.

3.98 However, there is one notable instance along Headon's eastern parts where a more prominent and exposed siting actually results in a positive impact on the village character, this being The Old Farmhouse property on Thorpe Street. An elegant two-storey 17th century farmhouse with 18th century remodelling in brick, The Old Farmhouse sits on a stone plinth at the top of a sloping grass bank, where its extensive linear form runs parallel to the roadside. Its grand facade creates a strong frontage on to Thorpe Street, whilst its gable ends featuring prominently in views from the north and south. The Old Farmhouse succeeds in this more exposed siting due to (1) its handsome and historic aesthetic and (2) its positive relationship with the immediate green features, including the generous raised bank which meets the dwellings base in an almost seamless manner, the hedgerows and tree planting that sit flush alongside the principal elevation, the more modest flowers and shrubbery which populate the buildings immediate frontage, and the backdrop of mature tree planting.



Fig 212: On the infrequent occasions where planting has been removed and a more formal approaches taken to the treatment of gardens and their boundaries, the result tends to sit uncomfortably with the wider soft and green aesthetic of Thorpe Street and Yew Tree Road.



Fig 213 and 214: Clover Close, situated at a key gateway site on the corner of Thorpe Street and Clover Close Lane, fails to respect the prevalent verdant character of this part of Headon, instead opting for a regrettably stark and abrupt appearance where the building forms sit completely exposed and rather bullishly in views from the road.



Fig 215: Taking up a prominent position along Thorpe Street, just opposite the junction with Church Street, The Old Farmhouse represents a key landmark building within Headon, its large profile and distinct vernacular appearance providing a strong and handsome frontage to the road.

3.99 Another notable and pleasing characteristic of Thorpe Street is the presence of several rather unique and charming streetscape features, which display a heightened degree of design and craft (Fig 216- 218). First and foremost amongst these is the village sign, which sits on a red brick plinth and features several beautiful illustrations, two depicting traditional village life, one of St Peter’s Church, and a depiction of the 1275 tomb slab that was discovered just outside the vestry wall. In addition to the village sign, the old cast iron finger post sign at the junction of Thorpe Street and Church Street is a particularly charming feature, as is the timber bus shelter. Though modest in scale, such locally distinct streetscape elements help to enhance and reinforce the village character.

### Church Street

3.100 Church Street comes off Thorpe Street at a 45° angle and rises as it leads through to the villages north-western core. On this initial climb the road presents a very distinct profile, characterised by prominently positioned vernacular farm buildings on its southern side, and dense hedgerow and tree planting abutting the roads northern edge (Fig 219). These two contrasting edges, both tightly hugging the roadside, create an sheltered and enclosed route, which limits views of the wider area and draws the eye forwards.

3.101 The developed edge of this southern stretch of Church Lane displays a very consistent and coherent character, where all buildings adhere to the same building line and spacing between units is minimal, resulting in a very compact and well-defined frontage (Fig 220). Furthermore, the buildings that line this part of Church Street all display a similar vernacular aesthetic, comprising a mix of farmhouses and



Fig 216 - 218: Several streetscape features along Thorpe Street display a high levels of design and craftsmanship, and in turn, make a positive contribution to the character and appearance of the local townscape.



Fig 219: Looking west along Church Street from the junction with Thorpe Street we are presented with a particularly attractive view framed on the left a near constant row of brick vernacular properties and mature planting on the right. The distinct gable of the barn at Hillside Farm forms an imposing yet unique feature in the foreground.



Fig 220: Despite variations in building orientation, scale and form, the buildings that line the southern side of Church Street present a unified and coherent frontage due to their traditional, brick aesthetic and adherence to a common building line.



Fig 221 - 223: Glebe Farmhouse is one of the oldest standing dwellings in the village, and though in a slightly dilapidated condition, still makes a value contribution to the local townscape, with its timber frame and brick nogging exterior being unique amongst the village's building stock, and original features such as glazing bar Yorkshire sashes remaining intact.

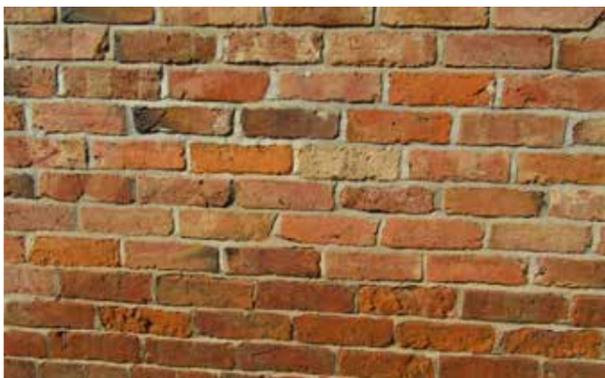


Fig 224 - 226: The farmhouse and barn at Hillside Farm make up much of the frontage along this southern part of Church Street. Whilst the barns long, linear form runs parallel to the road, the farmhouse is gable-end onto the road. Both buildings display the same red brick with pantile roof forms, and include a number of distinct architectural features that further enrich their aesthetic quality; the farmhouse progresses dentilated eaves and brick chimney stacks, whilst the barn incorporates diamond pattern ventilators, brick arches, and some timber joinery including Yorkshire sash windows.

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associated barns and outbuildings, across which red brick and pantile roofing are common staples of their materials palettes. These include a number of buildings of recognised heritage significance, such as the Grade II listed Glebe Farmhouse (Fig 221- 223), and the non-designated heritage asset of Hillside Farm (Fig 224- 226), a later grouping of buildings from the late-18th to early 19th-century that comprise a farmhouse and barn. The rich and historic built fabric displayed along this edge of Church Street represents one of its defining features, and makes for a particularly distinguished piece of townscape.

3.102 Further north along this stretch of Church Street and positioned prominently along on the opposite side of the road is a further building of local historic significance, albeit, a rather more modest structure; the former village smithy (Fig 227 and 228). A small red brick structure with a large stone lintel perched above timber double-doors, the smithy building is a distinct and attractive feature along this part of Church Street, its vibrant red brick form emerging from the otherwise dense and relentless roadside vegetation.

3.103 Across from the smithy building the environment becomes momentarily more open with the private grounds to the northern side of Glebe Farm punching a hole in



Fig 227 - 228: The old smithy building is a small yet distinct feature along Church Street, which has been well maintained and appears to be used for storage / ancillary residential purposes.

the otherwise enclosed roadside (Fig 229), and in turn allowing views out towards the south-west (Fig 230).

3.104 Beyond Glebe Farm the road begins to bend northwards at which point Church Street again takes on a more secluded character, though this time the degree of enclosure is even more pronounced, with either side of the route enclosed by mature tree planting, the canopies of which spill out above the road to create a shaded environment (Fig 231). This roadside character persists for some 90m, along which the only glimpse of a built form comes via the red brick profile of the Rectory building that peeks out from behind the mature tree planting that lines its boundary (Fig 232).

3.105 However, upon reaching the traditional red brick property of Firdene (Fig 233 and 234), the road finally plateaus and the townscape begins to open up, revealing a much more spacious environment within which the grand form of Headon's most iconic and historic building, St Peter's Church, forms a commanding and majestic presence (Fig 235- 240). The Grade I listed church sits in a slightly elevated position above the road, within expansive lawned grounds. Dating from the 13th century, with incremental alterations and additions undertaken across the intervening centuries, the church was fully restored in 1885. Constructed of coursed rubble and ashlar, it consists of a short west tower, nave with aisles and clerestory, chancel with a 13th century east window and south porch.



Fig 229: The residential curtilage to Glebe Farm's western extents creates a momentary sense of openness in the townscape along Church Street and allows for a visual connection with the village's wider rural landscape.



Fig 230: Attractive views of the adjoining agricultural landscape can be gained from the footpath outside of Glebe Farm.

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Fig 231: Past Glebe Farm, Church Street enters a shaded, green environment.



Fig 232: Only a partial view of the Rectory building can be gained from Church Street. Nevertheless, this offers the opportunity for a basic appreciation of its locally distinct red brick and slate roof materials palette.



Fig 233 and 234: The late-18th to early 19th-century cottage of Firdene, which also incorporates some more recent extensions to the rear, marks the entrance into what can be considered Headon's northern core. The building shares a similar character to many of the other vernacular properties in the village, taking up a prominent position along the roadside, and displaying a red brick and clay pantile form, and incorporating details such as brick chimney stacks and brick arches over timber windows.

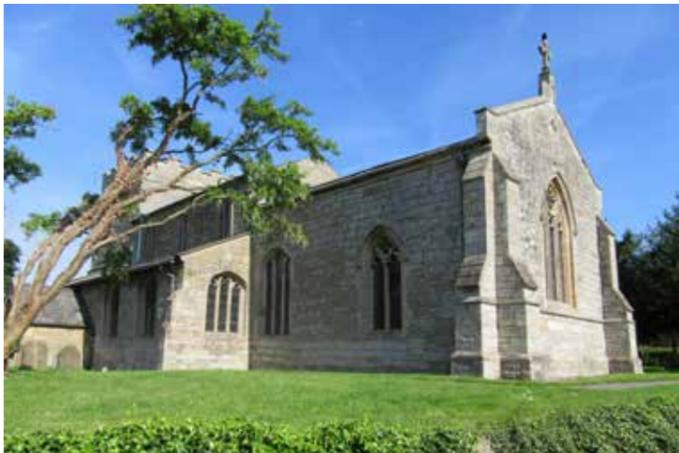


Fig 235 - 240: The Grade I listed Church of St Peter is a handsome and formidable building within Headon's built context, its magnificent light grey form standing above Church Street within generous landscaped grounds, which directly adjoin the village's immediate western landscape setting. The manner in which the churches long, linear form sits perpendicular to the road is particularly pleasing, allowing for a greater appreciation of the building and multiple aspects of the structure.

3.106 Aside from the church's aesthetic qualities, community value and historic significance, the church grounds themselves represent a key element within this corner of Headon's townscape, providing an serene and tranquil setting to the church and also an green space of unique character for the local population. Contributing significantly to the character of the churchyard is its visual connection with the wider rural landscape, with several particularly far-reaching and dynamic views of the wider countryside being available from within its boundaries (Fig 241- 243).

3.107 Beyond St Peter's Church, a townscape of mixed character emerges (Fig 244- 251). Predominantly comprised of residential properties, this part of the village differs quite significantly from Thorpe Street, Yew Tree Road and the lower reaches of Church Street, with a much more inconsistent approach to (1) building materials, (2) architectural language, and (3) building typology. Whereas the majority of Headon's housing stock is comprised of two-storey, detached dwellings of red brick construction set within irregularly sized plots, this northern part of Church Street presents a number of differing approaches to building scale, spacing, plot arrangements, materials and architectural detailing.

3.108 The eastern side of this part of Church Street is comprised of the properties of West View, Church View and Riseholme, which are all of mid-20th century construction, and share a similar brown brick fabric with concrete roof tiles. They also present a similar regimented and uniform approach to layout, with each dwelling positioned along a common building line within long, linear plots of similar size and shape. Within these plots, the dwellings take up a central position, resulting in generous gardens to the front and rear. However, building typology does vary across these buildings, with numbers 1- 3 Church View taking on a two-storey, terraced form, 4 and 5 Riseholme comprising two semi-detached bungalows, and 1 and 2 West View being of two-storey, semi-

detached form. Across these properties boundary treatments vary; some are enclosed by hedgerows or timber fencing, others are unenclosed and open to the street. This inconsistency of approach to boundary treatment undermines the otherwise quite strong, uniform character of this grouping of dwellings. Indeed, the provision of hedgerows and other planted boundary treatments is a key character of the village, and those dwellings that resist this approach immediately begin to dilute the village character. The problem becomes particularly problematic where front gardens are then used for private car parking, which can dominate the frontage of these properties..

3.109 Elsewhere, properties such as Whitecroft and Hillcrest hark back to the more familiar detached, two-storey brick cottage forms that are a regular feature of the Headon townscape. The former of these dwellings dates from the 1880s,



Fig 241 - 243: St Peter's Church benefits from a beautiful and distinct landscape setting, which forms a backdrop to many views towards the church. From the rear of the churchyard these views can be appreciated in even greater detail, with long distance panoramas projecting out across the landscape in various directions. The view north is particularly pleasing, offering a visual connection with both Nether Headon and Grove.

and the latter is a more recent addition (mid-20th century). In contrast, the Sutherland dwelling represents something of an anomaly in architectural and aesthetic terms. Sandwiched between the two historic community assets of St Peter's Church and the village hall, it has an open-plan garden that exposes it to the street, which when coupled with its rather sizeable form and unique position between two of Headon's most iconic buildings, makes it a prominent building within the townscape. Topped by an uncharacteristically shallow pitched roof edged by bold white fascias and barge boards, and progressing a large, white rendered forward facing gable that includes a garage at ground level, Sutherland is a dwelling that displays few local references in terms of materials or design.



Fig 244 - 251: The north-western corner of Headon displays a contrasting character to the rest of the village. Here there is with a greater sense of openness in the townscape, with buildings set back from the road, often within open, unenclosed gardens. There is a disparate mix of architectural styles and eras present in the area, with more historic properties lining up alongside dwellings of post-war construction. Amongst these more modern buildings, the properties of Church View, West View and Riseholme form a notable and distinct grouping, with a particularly formal and uniform layout. However, though they in themselves form a coherent grouping along this stretch of Church Street, their more formal, regimented layout is at odds with the wider irregular, ad-hoc rural arrangement of housing seen across the rest of Headon.

3.110 Amongst these architecturally varied properties of the north-eastern extents of Headon lies the village hall. Originally built in 1899 as the local school, the village hall today sits as a key local landmark, its close proximity with St Peter's Church giving this part of Headon the feel of a community hub which stands out from the otherwise almost exclusively residential character of the rest of the village.

3.111 Single storey and of red brick construction, the village hall lies to the rear of a small car parking area (Fig 252). The original building has a distinct and extensive sloping roof, which dominates its front elevation. Below the roof is a charming front facade (Fig 253 and 254) adorned by small timber framed casement windows and an entrance door hung with ornate black cast-iron hinges. On the more expansive gable end are three large windows with a distinct vertical emphasis, plus a side entrance door. To the rear of the building is a more recent extension, which displays little of the charm and aesthetic qualities of the original building but is sufficiently subservient to the main structure so as not to overly detract from it.

3.112 As well as being a building of townscape significance, the grounds that accommodate the village hall also contain some other noteworthy townscape features (Fig 255 and 256). To north of the building is a small green space, which provides a setting to the building and also offers scope for outdoor community activities and events associated with the village hall, whilst tucked away to the rear of the building is the former outdoor lavatories of the old school, which are now used for storage purposes. This small structure displays similar timber joinery to the original village hall, and a hipped roof with a single glover with louvred wooden slats sat along the ridge. From the rear of the village hall an outstanding view of the wider landscape can be obtained, which extends out over neighbouring Nether Headon and also takes in distant views of Grove to the far north (Fig 257).



Fig 252: The village hall is a key community asset and also a building of distinct character, which acts as a landmark at the northern end of Headon.



Fig 253 and 254: The village hall's white timber doors and windows contrast pleasingly with the buildings warm red brick fabric.



Fig 255 and 256: An open green space and the old school toilet block (now used for storage) are some of the features which contribute positively to the setting of the village hall.

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Fig 257: From the rear of the village hall a wide, panoramic view towards the surrounding landscape can be obtained, within which the expanses of green are only briefly interrupted by the occasional reddish hues of the buildings of Nether Headon and Grove.

## Headon Character recommendations

3.113 The map at Fig 258 provides a visual summary of the key built and natural features that contribute to the unique and locally distinct character of Headon, as well as those negative elements that could be enhanced.

3.114 Based on the commentary set out within this character profile summary, the following recommendations are made in order to protect and enhance the unique and locally distinct character of Headon:

- Development proposals should take into account the linear manner in which the majority of Headon's housing stock is arranged along the village's main road network, and the incremental, piecemeal manner in which this has evolved. Standalone, self-contained residential developments, such as the recently constructed Clover Close, represent a departure from this historic linear character and can negatively impact the village character.

- Within the village townscape there are several notable examples of bespoke, crafted streetscape features, including some particularly unique and characterful signage. The retention and continued maintenance of such features will ensure that they continue to contribute positively to the village character. Where new signage or public seating is required, efforts should be made to progress similarly bespoke and locally distinct items.

- Roadside trees and hedgerows are an important character of Thorpe Street, Yew Tree Road and the lower half of Church Street and these natural features should be protected and retained.

- New developments should be positioned carefully to use existing screening. Where development has failed to integrate into the townscape and presents an overly harsh, exposed edge, such as at Clover Close, the progression of a retrospective planting scheme should be considered in order to partially screen these buildings and lessen their influence on the local character.

- New development proposals should seek to draw inspiration from local vernacular architecture and recognised buildings of heritage value (listed buildings and non-designated heritage assets are denoted on the townscape character map at Fig 258, and full details are included at Appendix 1). Red brick is the primary construction material seen within the village, and is particularly prevalent in properties along Thorpe Street, Yew Tree Road and the lower half of Church Street.

- All proposals for new development should integrate into the village's landscape setting and avoid creating an unsatisfactory, overly hard edges to the village.

- From the grounds of the village's two key community assets, St Peter's Church and the village hall, extensive panoramic views of the western and northern landscape setting can be obtained. These views enhance the setting of these two important buildings and also provide an important visual connection with the neighbouring villages of Nether Headon and Grove. These important landscape views should be preserved.

- Existing buildings of recognised heritage value should be protected from inappropriate development. New development should take care to ensure that the setting of such heritage assets is not compromised, and where possible efforts should be made to enhance and relate positively to the heritage asset and its setting. Important views towards and away from the heritage asset should be retained.

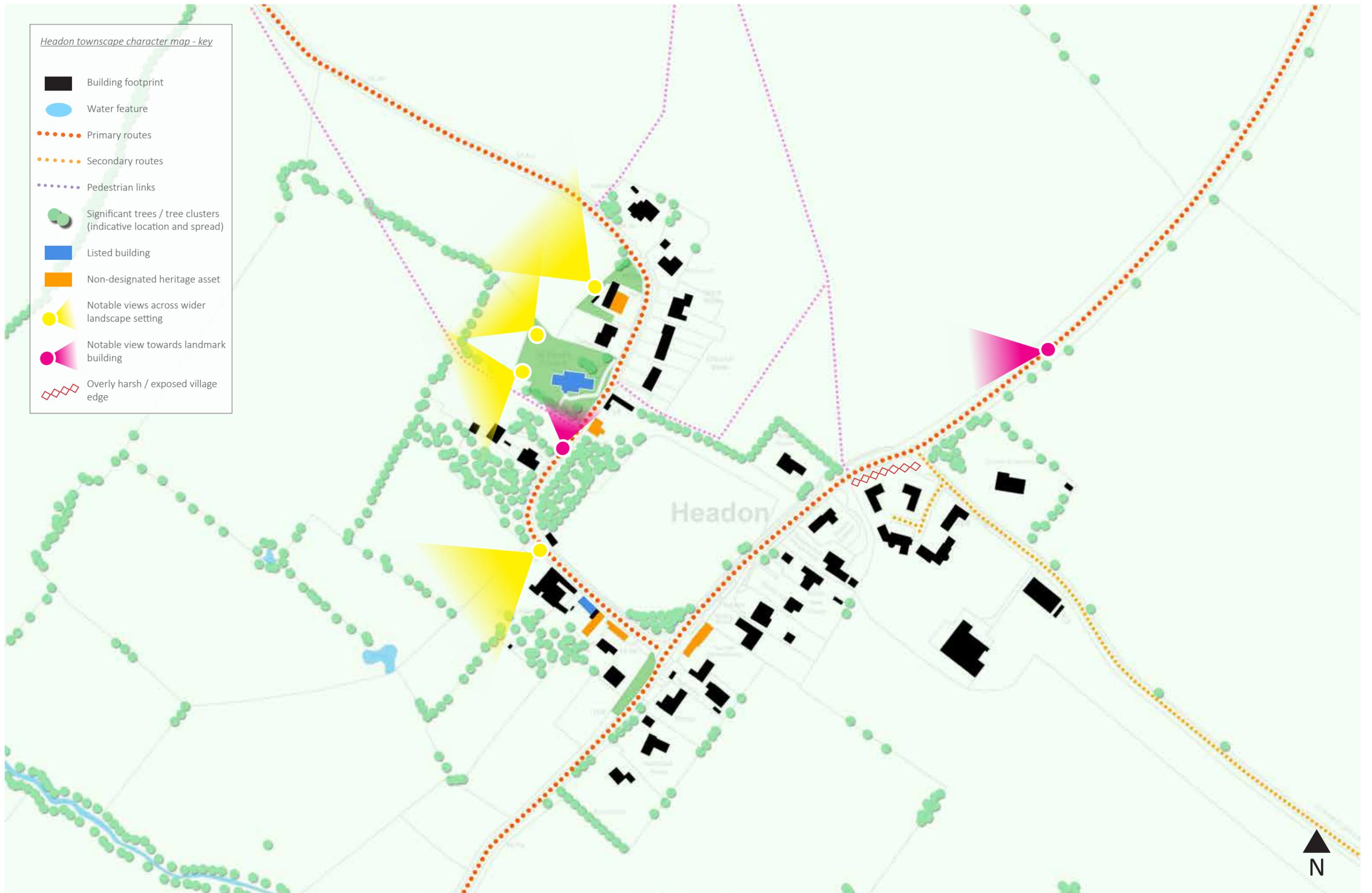


Fig 258: Headon townscape character map, denoting key built and natural characteristics and features.



## UPTON CHARACTER PROFILE

## UPTON SETTLEMENT CHARACTER PROFILE

### Evolution of the village

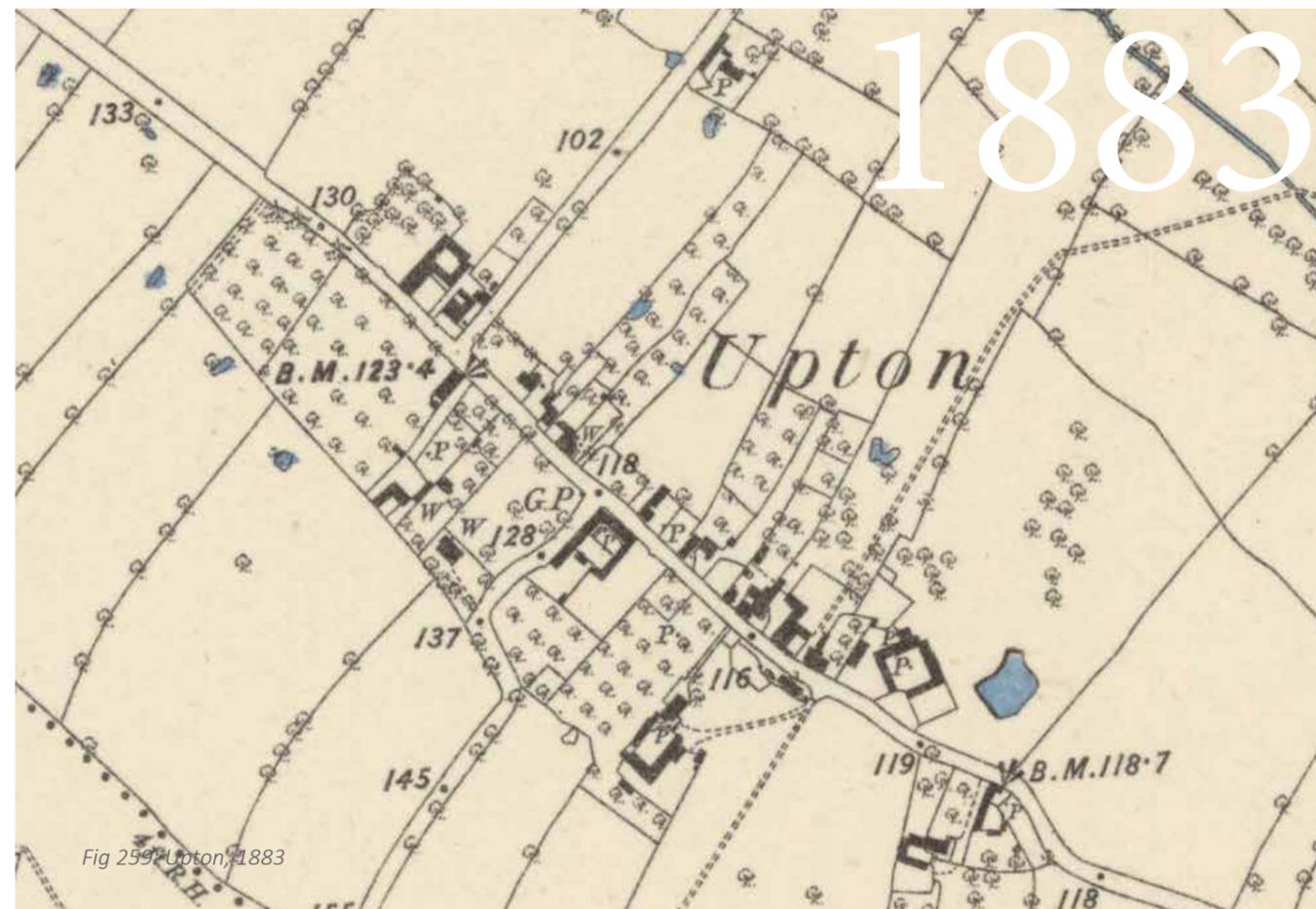
3.115 Upton is a particularly well-preserved settlement, which has broadly remained true and respectful to its original linear layout as it appeared in 1883 (Fig 259). At this moment in time development was very much focused along the edges of the central route of Main Street and Westfields, and was primarily comprised of standalone dwellings and farmstead clusters, which often displayed a courtyard arrangement. The northern side of this central route accommodates a greater number of buildings, with a more consistent developed edge, whereas the southern side of the road has a more undeveloped character and is mostly occupied by open fields and orchards.

3.116 Looking across the subsequent 1898, 1915 and 1947 maps (Fig 260- 262), little change occurs to the villages built footprint or distribution of land uses, and construction across this period appears to have been minimal. The only notable difference when compared to the 1883 map is the apparent introduction of a public house at the villages eastern end, which is first denoted on the 1898 map.

3.117 It is within the 1973 map (Fig 263) that we begin to see some intensification of land uses and a more developed roadside environment. Both Grange Farm and Corner Farm, which both historically formed the gateways into Upton, one at the west of the village, the other at the east, have expanded beyond their original historic form and introduced new buildings within their curtilge. Similarly, Hilltop Farm, located to the south of Upton, appears to have increased its floorspace in the period between 1947 and 1973. These newly introduced agricultural buildings have quite large developed footprints, and were most likely constructed in response to changing farming methods and technologies.

3.118 In addition to this post-1947 expansion focused around existing farms, there was also some quite significant housing building in the run up to 1973, at least in the context of Upton, where levels of growth and development previous decades had been practically imperceptible. The majority of residential development progressed during this period took the form of ribbon and infill development that grew up along Main Street. This was generally focused towards the eastern side of the village and includes (1) a row of roadside residences located between Croft Cottage and Corner Farm, which all share a common building line and similar plot arrangements, and (2) the more isolated Oregon House, which breaks away from the village and takes up a position along the northern edge of Drayton Road.

3.119 This pattern of residential infill development, alongside the intensification and expansion of existing farm clusters continued beyond 1973 and up to the present day, as illustrated by the 2017 map (Fig 264). Again both Grange Farm and Corner Farm have taken the opportunity to expand further, with the former introducing a significant structure to the west of the original farm, which now represents the most westerly structure in the village. Elsewhere, further roadside infill development has occurred opposite the junction of Main Street and Askham Lane. However, even in the present day, there are still significant areas of land along Main Street that open and undeveloped, and generally speaking the village we see today is not all that different to how it was over 100 years ago in terms of its layout and built extents.



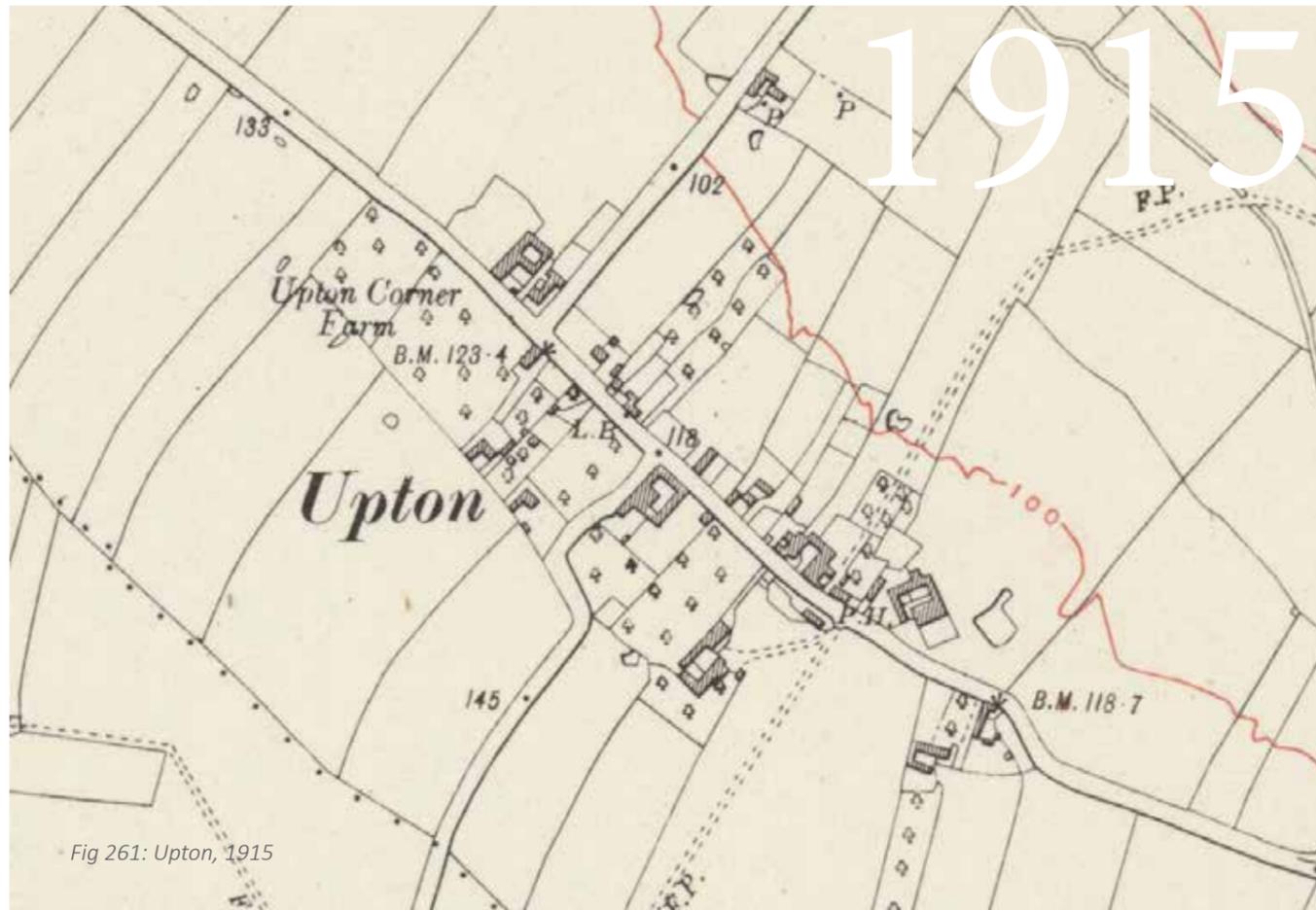


Fig 261: Upton, 1915

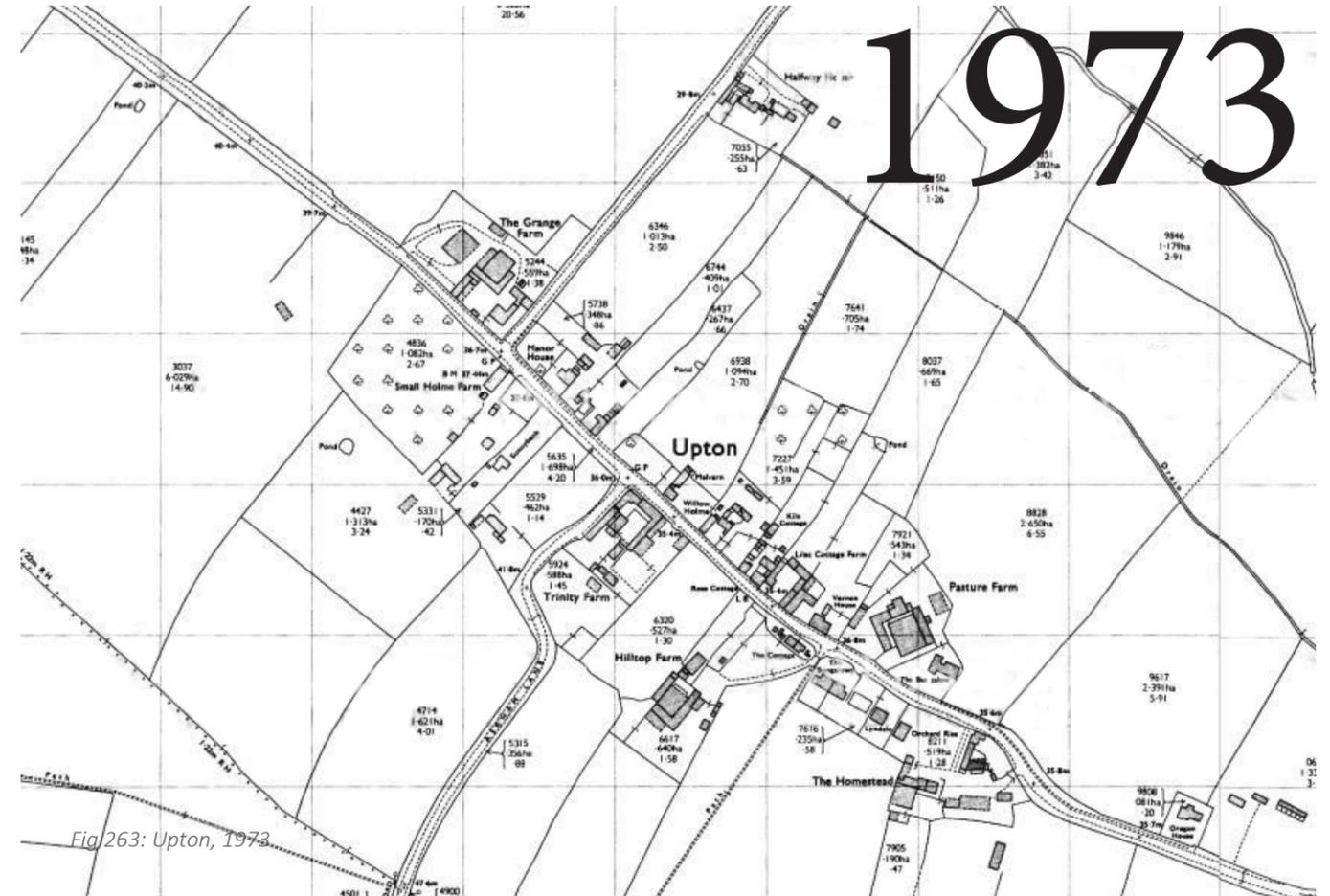


Fig 263: Upton, 1973

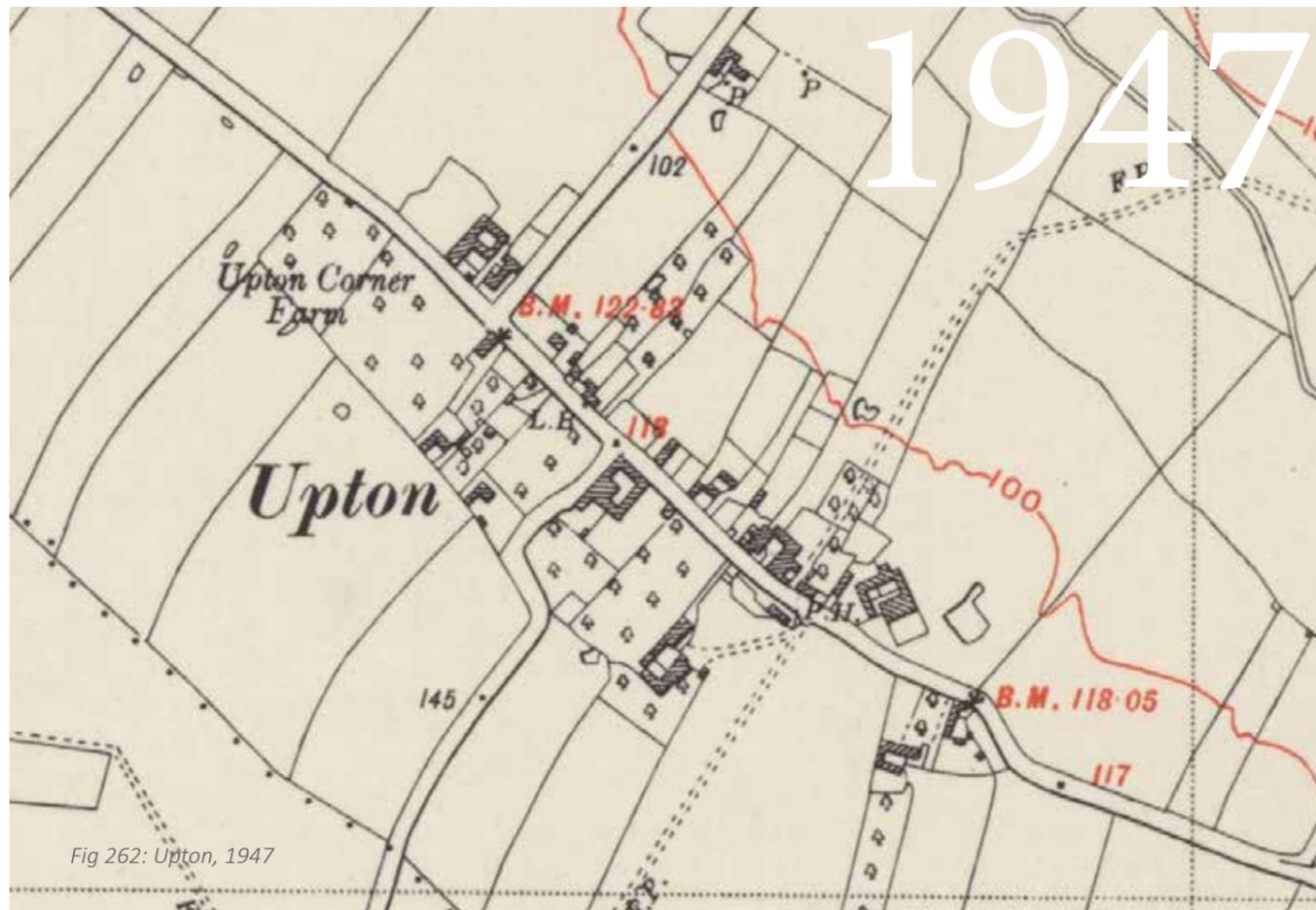


Fig 262: Upton, 1947

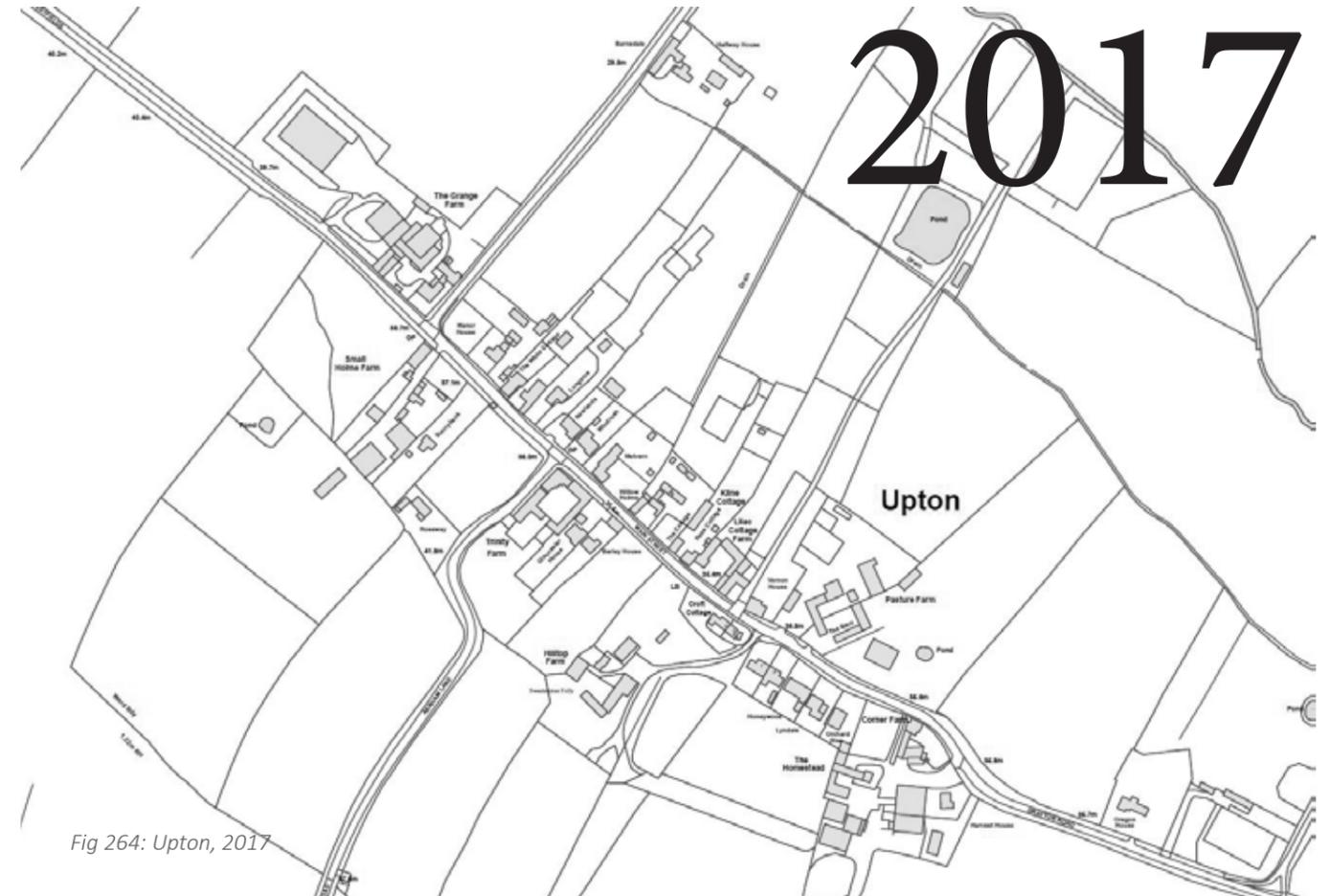


Fig 264: Upton, 2017



Fig 265: Residences occupy much of the edges of Main Street, and though they often display common materials and a similar traditional aesthetic, they take a much more individualistic approach to how they are positioned, spaced and orientated relation to both each other and the central road.

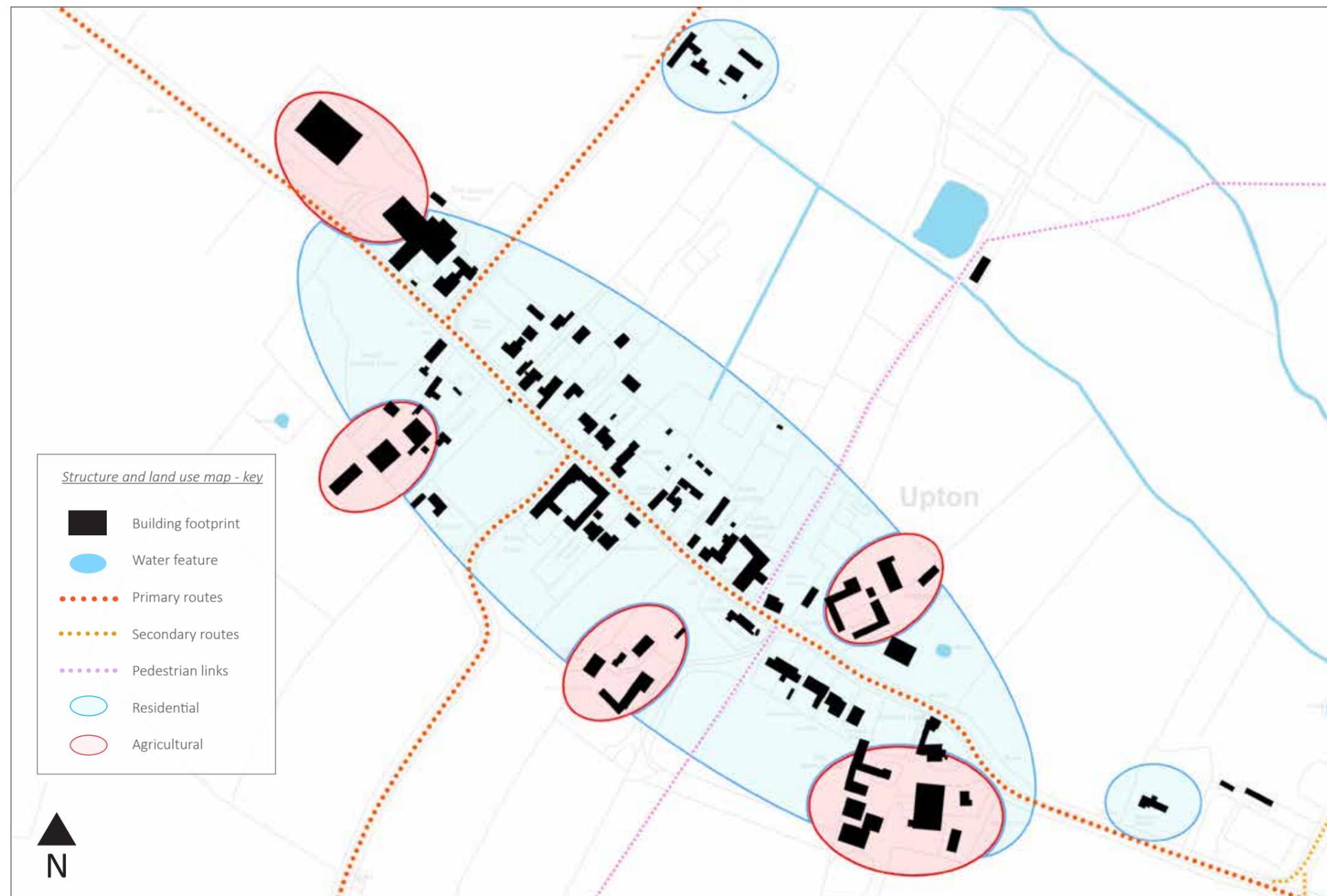


Fig 266: Upton village structure and land use map (note: map is illustrative and intended to visually communicate broad land uses across the settlement)

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### Village structure and land uses

3.120 Upton has a distinctly linear layout, with the village's built extents tightly arranged along the central route of Main Street. There is no recognisable village centre or core. Residential dwellings edge much of the roadside environment, where they are distributed in an irregular fashion (Fig 265), with orientation, spacing and positioning varying from building-to-building. Plot sizes and shapes are equally varied, which is a reflection of the incremental, piecemeal manner in which development has historically been delivered within the village.

3.121 Where development is further removed from Main Street, it is typically associated with agricultural buildings that have been positioned in backland locations away from the road and behind their associated main residences. Indeed, aside from residential plots, agricultural structures (Fig 267) form the next most prevalent built forms, with several farms still in operation across the village.

3.122 From Upton, vehicular movement northwards to Headon is facilitated by Yew Tree Road, which exits Main Street at the settlements western end, whilst the more centrally positioned Askham Lane that also links up with Main Street, runs southwards to the village of Askham. In addition, a public right of way (Fig 268), practically continuous but slightly staggered at Main Street, facilitates pedestrian movement into the surrounding landscape. Brigg Lane, a byway to the east of the village, completes the village's hierarchy of routes, and offers additional movement options for pedestrians and cyclists.

3.123 The map at Fig 266 visually communicates the village structure and layout, and the broad arrangement of land uses.



Fig 267: A number of farms interrupt the otherwise exclusively residential townscape.



Fig 268: Upton's immediate rural landscape can be directly accessed via a public right of way that cuts across Main Street in a north-south direction.

## Village approaches

3.124 There are four main approaches into Upton, each of which have their own unique qualities and characteristics. Two of these relate the central route Main Street, which hosts both the eastern and western gateways into Upton.

3.125 Approaching Upton from the east along Drayton Road through the flat, open agricultural landscape, the first significant built form associated with Upton emerges in the form of the sizeable, standalone residence of Oregon House (Fig 269). However, upon passing this dwelling, the road again retreats to its previous undeveloped character, enclosed by low-lying hedges and open

fields (Fig 270). It is only some 100m past Oregon House, as Drayton Road winds gently northwards to meet Main Street, that Upton's true built extents begin to fully reveal themselves (Fig 271), with Harvest House and the cluster of buildings at Corner Farm marking the eastern gateway into Upton.

3.126 On the opposite side of the village, a much more dramatic landscape characterises the approach into to Upton. Travelling from the nearby Gamston Wood along the elevated route of Westfields (Fig 272), extensive views are available of the wider landscape setting, including particularly spectacular views to the north where the

topography falls. The approach has a pure and unspoilt rural character, with no isolated structures or dwellings along its edges. It is hugged by constant wide grass verges and hawthorn hedgerows, which accommodate occasional trees. The actual entrance to Upton from Westfields is a little more compromised however, with the large and exposed bulk of a modern shed at Grange Farm forming a dominant feature at this gateway (Fig 273). By contrast, the opposite side of the road displays particularly soft and verdant village edge, with a mature band of tall trees screening the built forms that lie beyond.



Fig 269: Oregon house forms an imposing and rather exposed structure on the approach along Drayton Road into Upton, with its complex roof pattern and extensive facade being almost completely viewable from the roadside.



Fig 270 and 271: The countryside character of Drayton Road gives way to a more built-up environment as it enters Upton and merges with Main Street.



Fig 272 and 273: Westfields, which approaches Upton from the west, is one of the most scenic roads in the parish area, from which some particularly open and extensive views can be gained to the north. Entering Upton from Westfields, the village gateway is marked by two contrasting characteristics; the harsh, defined built form of large shed building associated with Grange Farm, and the soft, natural fabric of deciduous trees on the opposite side of the road.



Fig 274: The hedgerow-lined approach into Upton from Yew Tree Road.

3.127 Linking Upton with Headon is Yew Tree Road, which offers a more sheltered and secluded approach into the village to those eastern and western approaches associated with Main Street. This intimate approach road has a pleasingly informal and rural character, with grass verges edging the unmarked road surface and dense hedgerow planting lining the roadside (Fig 274). This undeveloped green edge is only interrupted on a single occasion, with the handsome and prominently positioned vernacular form of Halfway Farm (Fig 275) forming an architectural highlight, which complements rather detracts from the quality and character of this particular approach into Upton.

3.128 The last of the four key vehicular routes into Upton is Askham Lane, with cuts through the village's southern landscape setting. This approach is characterised by the notable slope in the road as it bends and falls into the village, with the initially elevated and open views of the village rooftops giving way to a more enclosed environment upon meeting the junction with Main Street. Marking this gateway is the another traditional property of recognised local heritage value, Trinity Farm, whose long single-storey barn building forms a strong edge to the road. Fig 276- 278 visually communicates the evolution of this approach into Upton.



Fig 275: The early 19th century Halfway Farm forms a landmark building along Yew Tree Road on the approach into Upton.



Fig 276 - 278: Askham Lane winds and falls as it enters Upton, making for a particularly memorable and distinct entrance into the village, which is further enhanced by the authentic vernacular form of Trinity Farm which forms an extensive edge along the eastern side of the gateway.

## Village character

3.129 Upton displays an especially consistent and well-defined townscape character. In its most simple terms, it can be summarised as being a townscape dominated by hues of red and green; the rich reds of the brickwork and pantile roofing that is on display across almost the entirety of the village buildings (and associated outbuilding and boundary treatments), and the green tones of the multitude of planted features that enliven the roadside environment and also provide a satisfying backdrop within many of the villages internal views. Whilst the balance between the built forms and planted features constantly changes as one moves along Main Street, there is rarely an instance within which the pleasing contrast of red brick against green foliage cannot be appreciated, as illustrated within the selection of images at images at Fig 279- 281.

3.130 Further enriching Upton's townscape character are the sheer number of well-preserved vernacular dwellings that edge the main road network, with in the region of at least 50% of the village's housing stock being comprised of buildings of recognised heritage value. These include three Grade II listed buildings; (1) Small Holme Farmhouse, (2) Vernon House and (3) Rose Cottage. The oldest of these is Small Holme Farmhouse, which was originally constructed in the 16th century. It sits perpendicular to the roadside amongst particularly mature and unrestrained garden vegetation. It displays a handsome and simple pitched



Fig 279: The eastern corner of the junction of Main Street and Yew Tree Road is occupied by the most historic structures of Grange Farm, whose rich red fabric peeks out from behind dense tree planting, which is in turn bounded by particularly handsome stone capped, red brick walling that also incorporates simple yet aesthetically pleasing white painted, cast iron railings.



Fig 280 - 281: Travelling along Main Street views constantly evolve and change as the road gently winds through the village, however, an unyielding characteristic of the townscape throughout is the consistent presence of roadside greenery and handsome red brick dwellings.

form (Fig 282), clad in red brick with a pantile roof incorporating chimneys along its ridge and at its gable end. Its primary facade, which can be viewed at an angle from Main Street, displays a particularly high solid-to-void ratio, with only a number of small and regularly arranged windows with glazing bar Yorkshire sashes punctuating the extensive red brick frontage. Its historic fabric and vernacular form coupled with its positioning opposite the entrance to Yew Tree Road makes Small Holme Farmhouse a particularly notable building amongst Upton's vast catalogue of historic properties.

3.131 Of more recent construction are the other two listed buildings, Vernon House (Fig 283 and 284) and Rose Cottage (Fig 285). The former, previously a public house, is of mid 18th century construction (with a 19th century extension), whilst the latter was erected in the early 19th century. Both are sited prominently along the northern edge of Main Street, and display a similar materials palette of red brick with pantile roofing, and accommodate tall, elegant chimney stacks.

3.132 Aside from these listed buildings, Upton contains a wealth of non-listed vernacular properties comprising cottages, farmhouses and outbuildings (Fig 286- 295). These buildings are spread right across the settlement and are so numerous that despite their often fine and historic aesthetic, in most cases they blend into the village townscape rather than stand out as individual landmarks or buildings of distinction. Ultimately, it is the collective influence of these designated and non-designated heritage assets, and the fact that the majority of them take on similar architectural forms and external finishes, that really helps to define and elevate the character of Upton.



Fig 282: The Grade II listed Small Holme Farmhouse is one of the oldest buildings in Upton. Today it forms a focal building opposite the entrance to Yew Tree Road, where its significant rectangular form emerges from behind dense boundary and garden vegetation.



Fig 283 - 285: Vernon House and Rose Cottage, both Grade II listed, take up prominent positions along the northern side of Main Street. The former, which was once a public house, is the more imposing of the two, whilst the latter, though a sizeable two-storey dwelling, has a much less extensive frontage. Both properties display the familiar mix of red brick and pantile roofing that characterise much of the village's older housing stock, and each hosts particularly towering feature chimneys, which gives them a very distinct and elegant profile.

Fig 286 - 295: Upton benefits from a great number of authentic and well-maintained vernacular properties, most of which appear to be of late-18th to early-19th century construction. Generally speaking, the main cottage and farmhouse residences take on a two-storey form, with associated outbuildings taking a more varied approach to building scale. Again, and much to the benefit of the village character, red brick and pantile roofs dominate in terms of materials. Roofs are mostly pitched, but a number of cottages display hipped roofs, which offers a welcome degree of variety. However, whether pitched or hipped, they more often than not accommodate chimney stacks along their ridges or at their gable ends. In some cases, brickwork been painted or rendered white, which in moderation is a tone that works well alongside the wider hues of red and green that characterise Upton. Windows are mostly timber, with casement and sash (including Yorkshire sash) windows with glazing bars being common. Amongst the numerous outbuildings there is a greater variation of building forms, and a number of the ancillary agricultural sheds and barns display some particularly unique and charming features and characteristics, such as the barn at Grange Farm, which has an impressive catslide roof and the structures construction date of '1868' denoted in blue brick along its gable onto Main Street.



3.133 Providing a setting to many of these traditional farmhouses and dwellings, particularly those set back from the roadside, are often generously planted gardens (Fig 296- 298), many of which are awash with numerous varieties of trees, flowers and shrubbery. Where these gardens are particularly open and expansive they make an important contribution to the townscape, providing a degree of openness and within what is an otherwise quite enclosed village environment. This is particularly true of the gardens at Willow Holme and The Cottage, which sit at the centre of the village where they combine to provide a magnificent spectacle and setting to the several buildings that enclose it.

3.134 Looking closer at Upton's many traditional properties, it is notable just how significant a contribution the more seemingly modest features, such as boundary fencing, walling and entrance gates help to reinforce the village character and enhance the aesthetic of the individual properties. Most properties are enclosed by either hedgerows or red brick walling. Ironmongery also features strongly at many of the village's older properties, where it is typically used for gates or in conjunction with brick walling as a means of enclosure. Vehicular entrances to older properties tend to be gated by traditional wooden field gates, which again, respect and contribute positively to the village's traditional rural aesthetic. The images at 299- 306 provide a selection of some of the typical traditional approaches to boundary treatments found within the village.



Fig 296: The private residential gardens of Willow Holme and The Cottage sit at the geographical centre of Upton, where their magnificent array of flowers and planting makes for a quite eye-catching and memorable moment in the village townscape, and also provides a handsome setting to the several vernacular properties that overlook the space.



Fig 297: The cluster of vernacular buildings at Corner Farm, which includes a stable, dovecote and cart shed and main the residence, are complemented by impressive gardens, which contribute positively to the local character at the eastern gateway into Upton.



Fig 298: The retention of lawns and existing greenery, and the minimal use of hardstanding, helps to ensure that the village's existing rural aesthetic is maintained.

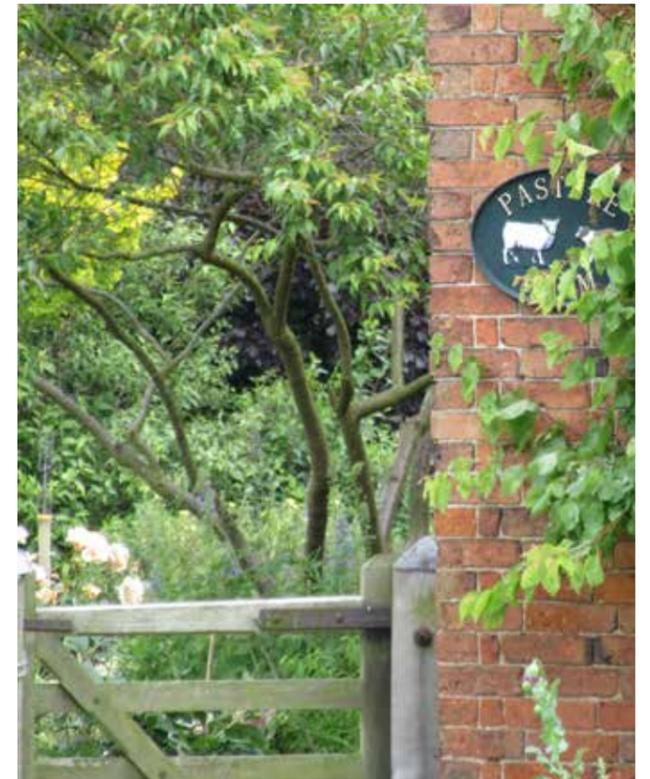


Fig 299 - 306: The importance of boundary treatments to the character of Upton cannot be understated. Whilst many properties progress a planted boundary to their plots, others have opted for more solid materials and finishes. Both approaches work well within the village townscape, but where walling, fencing or gates are proposed, these have been most successfully integrated where they respect the traditional aesthetic and utilise locally distinct materials. Typically, walling is red brick, and sometimes capped with stone or integrating fine cast iron railings and gates. Where vehicular accesses have been gated, these appear most respectful to the local rural character where traditional timber field gates have been introduced

3.135 In terms of modern additions to the village housing stock, these are somewhat more disparate and varied in their appearance and architectural language.

3.136 Towards the eastern end of the village are a row of late 1950s / early 1960s dwellings, which show few local references in terms of materials or design, but rather are of more homogeneous designs that reflect the particular architectural flavour of the era in which they were built (Fig 307 and 308). These include a couple of one-and-a-half storey detached residences, one with a distinct front facing gable, the other with a large pitched roof incorporating a rectangular dormer window, a single storey bungalow with a pitched roof and linear form, and a further pair of semi-detached bungalows. Though architecturally at odds with the majority of the village's vernacular housing stock, these mid-20th century dwellings have managed to achieve some degree of harmony with the wider village townscape through the progression of generously planted boundaries and the retention of their front lawns, which respects the verdant, rural character seen throughout much of the rest of Upton.

3.137 Across subsequent decades, development within Upton has been slow and restricted to one-off units delivered in a piecemeal fashion. These dwellings generally make some generic nod towards the village's rich built fabric, typically utilising red brick and sometimes pantile roofing (Fig 309 and 310), but these references tend to be quite superficial and little effort has been made to really draw inspiration from the scale, form, layout and architectural detailing of Upton's numerous period buildings.

3.138 However, a more problematic trend amongst Upton's most recently constructed housing stock is the rejection of green front gardens that accommodate areas of lawn and planting, and to instead introduce expanses of hardstanding to the front of properties (Fig 311 and 312). Though it is acknowledged that there are practical benefits to the home-owner of such a garden treatment (less maintenance, more parking), the absolute rejection of lawns and areas of soft landscaping results in a development with a more suburban character, which sits uncomfortably alongside the village's wider verdant appearance.

3.139 Within the Upton's public realm there are several notable streetscape features (Fig 313- 316), which despite their modest scale, make an important contribution to the unique identity of Upton. First and foremost amongst these is the ornate village sign, which takes on the same form as that seen in neighbouring Headon, and forms a similarly charming element along Upton's Main Street. The beautifully hand-drawn map on display outside Trinity Farm represents another piece of unique artwork within the townscape, which also offers visitors a great overview of the wider parish area. In addition, some of the village's more common streetscape features, which could have potentially been treated in a generic, standardised manner, such as signposts and bus shelters, also receive special care and attention in their design and materials. Such unique and characterful elements should be retained, and where similar streetscape features are proposed, inspiration should be sought from these local examples of good practice.

3.140 The final key component of Upton's village character is the presence of several open, undeveloped agricultural fields along the south edge of Main Street (Fig 317 and 318). These contribute greatly to the village's countryside character, providing a degree of openness and visual connectivity with the surrounding rural landscape. However, due to the village's distinct topography, which sees these fields rise up from Main Street, the views out are not particularly far-reaching and typically terminate with a skyline of nearby field boundary planting.



Fig 307 and 308: A row of mid-20th century dwellings sit at Upton's eastern end, and though they take few cues from local vernacular forms, they have somewhat matured into their setting, with their full boundary hedgerows and landscaped gardens helping them to merge into the wider rural townscape.



Fig 309 and 310: The use of red brick and pantile roofing, though welcome, does not necessarily result in a building that can be considered to be in keeping with the local character, and uncharacteristic features such as sweeping and overly formalised driveway entrances can undermine such efforts to integrate new buildings into the village townscape.



Fig 311 and 312: Of late 1990s to early 2000s construction, the residential dwellings of Gloucester House and Barley House both utilise a materials palette that draws inspiration from local vernacular forms, with red brick (used in both the buildings and across boundary treatments), pantile roofing, and timber joinery. However, the expansive paved frontage to these properties tends to undermine these efforts to respond to the local character, with front gardens across the village traditionally having been heavily planted and including areas of lawn.



Fig 313 - 316: The value of more small-scale elements within the streetscape should not be underestimated, particularly where they are as distinct and lovingly designed and crafted as some of those features that adorn the edges of Main Street.

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Fig 317 and 318: At several points along Main Streets southern edge the built townscape gives way to large open fields, which provide a sizeable break in development and help to further reinforce the villages rural character.

## Upton Character recommendations

3.140 The map at Fig 319 provides a visual summary of the key built and natural features that contribute to the unique and locally distinct character of Upton, as well as those negative elements that could be enhanced.

3.141 Based on the commentary set out within this character profile summary, the following recommendations are presented, which should be adhered to in order to protect and enhance the unique and locally distinct character of Upton:

- Development proposals should take into account and respond positively to the linear development patterns that characterise the settlement.
- Roadside trees and boundary hedgerows are an important character of the Upton and these natural features should be protected and retained. All new development should be positioned carefully to use existing boundary planting as screening, and should where required, introduce additional boundary planting. Front gardens should comprise a sizeable proportion of soft landscaping and planting in order to respect and reinforce the village's wider green and verdant appearance.
- Where hard boundary treatments are favoured, these should ideally still incorporate a degree of boundary planting so as to soften their appearance. Low-lying red brick walling is the most appropriate built boundary treatment, and this can be used in conjunction with iron railings. Gates should be of cast iron or timber.
- New development proposals should seek to draw inspiration from local vernacular architecture and the numerous recognised buildings of heritage value that form much of Upton's developed extents (listed buildings and non-designated heritage assets are denoted on the townscape character map at Fig 183, and full details are included at Appendix 1). Red brick with pantile roofing are the primary materials seen within the settlement.
- All proposals for new development should integrate into the village's landscape setting and avoid creating an unsatisfactory, overly hard edges to the settlement or along the main vehicular routes.
- The large modern shed structure at Grange Farm undermines the otherwise soft and appealing western gateway into Upton. The progression of a retrospective planting scheme could help to screen this building and lessen its influence on the local character.
- Existing buildings of recognised heritage value should be protected from inappropriate development. The continued retention and utilisation of outbuildings of identified heritage value is supported. New development should take care to ensure that the setting of such heritage assets is not compromised, and where possible efforts should be made to enhance and relate positively to the heritage asset and its setting. Important views towards and out from the heritage asset should be considered when designing new development proposals.
- Within the village townscape there are several notable examples of bespoke, crafted streetscape features, including some particularly unique and characterful signage. The retention and continued maintenance of such features will ensure that they continue to contribute positively to the village character. Where new signage or public seating is required, efforts should be made to progress similarly bespoke and locally distinct items.

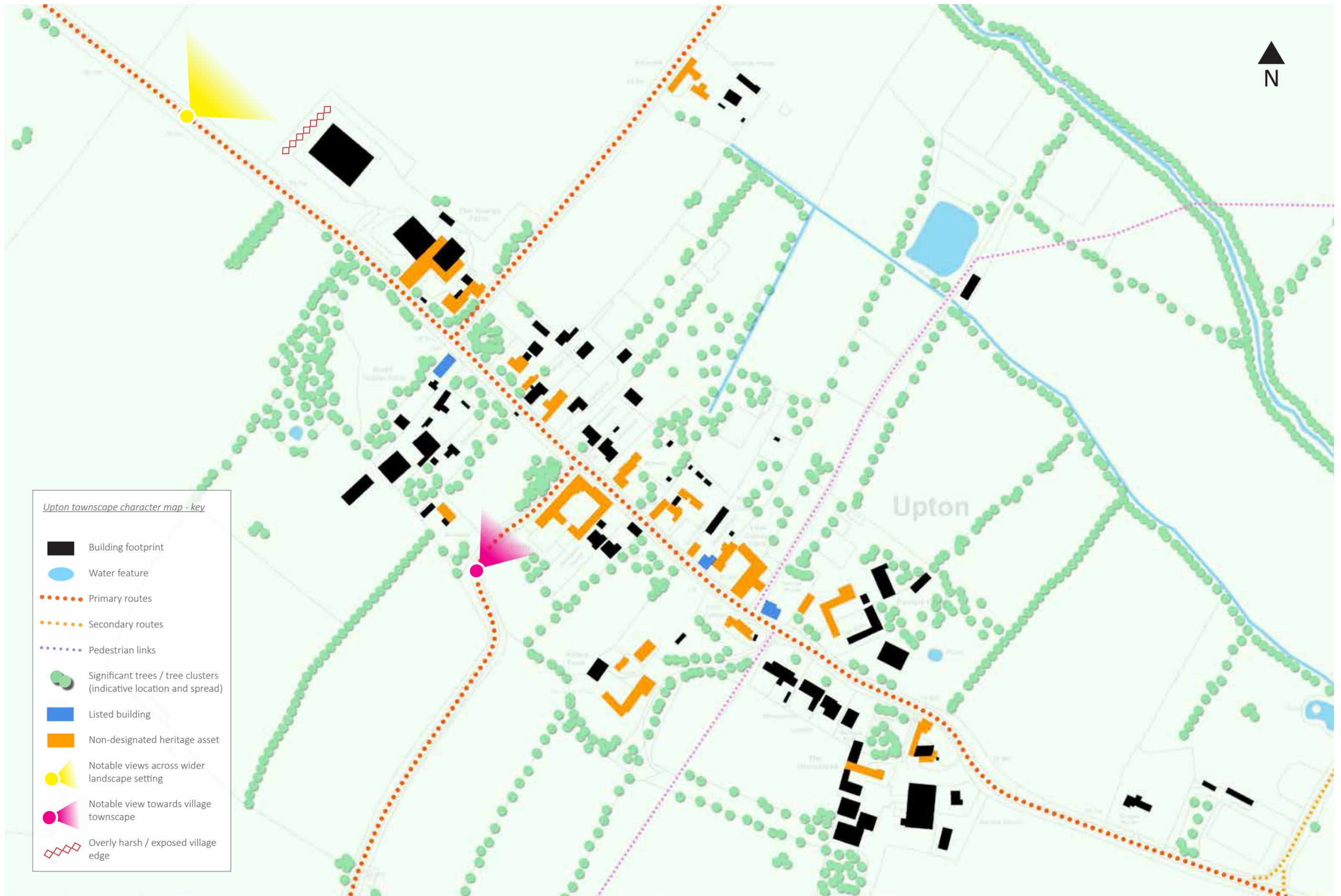
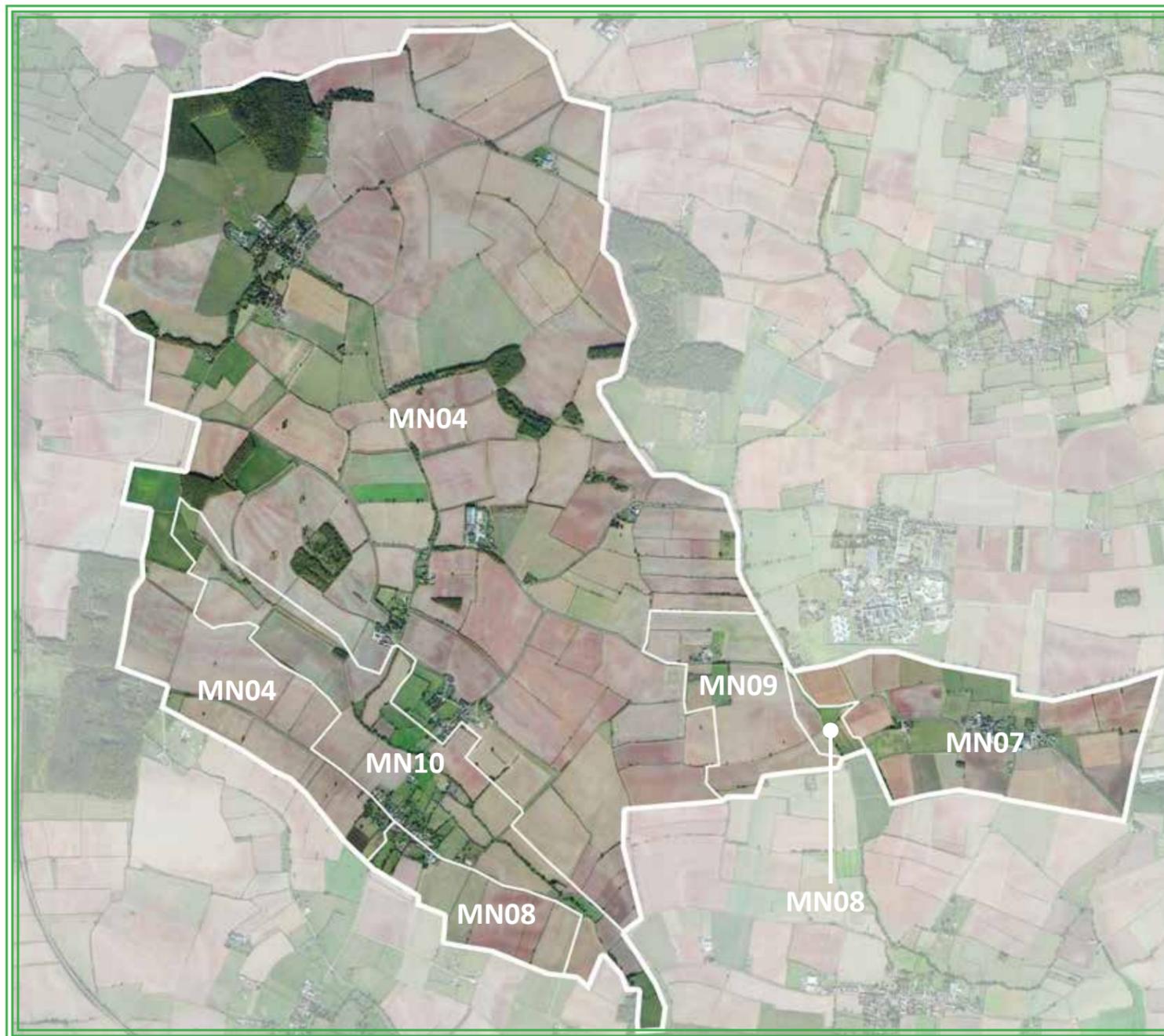


Fig 319: Upton townscape character map, denoting key built and natural characteristics and features.

## **APPENDIX 1**

### BASSETLAW LANDSCAPE CHARACTER ASSESSMENT: POLICY ZONE LANDSCAPE ACTIONS



#### POLICY ZONE MN04: LANDSCAPE ACTIONS

##### Conserve

##### Landscape Features

- **Conserve** historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.
- Seek opportunities to restore arable land to pasture.
- **Conserve** and enhance woodland/plantation blocks, seek to reinforce green infrastructure and habitat creation where appropriate.
- **Conserve** the biodiversity and setting of the designated SSSIs and SINCs, seek to enhance where appropriate.
- **Conserve** permanent, improved and unimproved pasture.

##### Built Features

- **Conserve** the open rural character of the landscape by concentrating new development around the existing settlement of Hayton and Clarborough at the western boundary of the Policy Zone and small scale development of appropriate design around existing hamlets.
- **Conserve** and respect the local brick built vernacular in any new development.
- Contain new development within existing field boundaries.

#### POLICY ZONE MN07: LANDSCAPE ACTIONS

##### Create and Restore

##### Landscape Features

- **Restore** hedgerow field boundaries where necessary, seek opportunities to **create** new hedgerows and restore seek to **restore** historic field pattern.
- **Create** new hedgerows along roadsides where appropriate
- Seek opportunities to **restore** arable land to pastoral.
- **Conserve** the ecological diversity and setting of the designated SINCs, **create** enhancements where appropriate.
- **Conserve** woodland blocks and seek to **create** new woodland planting as appropriate.

##### Built Features

- **Conserve** the predominantly open rural character of the landscape by concentrating appropriate small scale development around the existing settlements of Stokeham and Woodbeck.
- **Create** woodland areas and tree planting to contain and soften built development, particularly around Rampton Hospital, and to increase visual unity and habitat provision across the Policy Zone.
- **Conserve** the local brick built vernacular and seek to **create** new development which reflects this and is of appropriate scale.

#### POLICY ZONE MN08: LANDSCAPE ACTIONS

##### Conserve

##### Landscape Features

- **Conserve** historic field pattern, maintain existing watercourses/hedgerows including ancient hedgerows, restore and reinforce poor hedgerow boundaries where necessary, **create** new hedgerows to replace post and wire fencing.
- Seek opportunities to restore arable land to pasture.
- **Conserve** and enhance woodland planting and grassland areas, seek to reinforce as appropriate to further strengthen these habitats.
- **Conserve** areas of improved and unimproved grassland, and areas of ridge and furrow.
- **Conserve** the biodiversity and setting of the designated SINCs, seek to enhance where appropriate.

##### Built Features

- **Conserve** the open rural character of the landscape by concentrating new development of appropriate scale and design around the existing settlements of Upton, Darlton and Laneham. New development should respect the setting of these settlements.
- New development should take account of the distinctive ecological elements associated with North Beck and its tributary streams within the Policy Zone.
- **Conserve** and respect the local brick built vernacular in any new development.
- Contain new development within existing field boundaries.

#### POLICY ZONE MN09: LANDSCAPE ACTIONS

##### Conserve

##### Landscape Features

- **Conserve** historic field pattern, maintain existing drainage ditches/hedgerows, restore and reinforce poor hedgerow boundaries where necessary.
- **Conserve** permanent pasture and seek opportunities to restore arable land to pastoral.
- **Conserve** and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone yet retaining open views.
- **Conserve** hedgerow planting along roadsides, seek to reinforce and enhance as appropriate.
- **Conserve** areas of ridge and furrow.
- **Conserve** the biodiversity and setting of the designated SINCs, seek to enhance where appropriate.

##### Built Features

- **Conserve** the sparsely settled and open rural character of the landscape by concentrating new development of appropriate scale and design around the existing settlements of East Drayton, Laneham, Durham-on-Trent, Darlton and Ragnall. New development should respect the setting of these settlements.
- **Conserve** and respect the local brick built vernacular in any new development.
- Create woodland areas to contain and soften built development, preferably in advance of new development.
- Contain new development within existing field boundaries.

#### POLICY ZONE MN10: LANDSCAPE ACTIONS

##### Conserve

##### Landscape Features

- **Conserve** historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.
- **Conserve** permanent pasture and seek opportunities to restore arable land to pastoral.
- **Conserve** and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone.
- **Conserve** hedgerow planting [including ancient hedgerows] and tree belts, particularly along roadsides, also vegetation along the railway corridor, seek to reinforce and enhance as appropriate.
- **Conserve** areas of improved and unimproved grassland.
- **Conserve** the biodiversity and setting of the designated SINCs, seek to enhance where appropriate.

##### Built Features

- **Conserve** the sparsely settled and open rural character of the landscape by concentrating new development of appropriate design and scale around the existing small scale settlements of Askham and Upton. New development should respect the setting of these settlements.
- **Conserve** and respect the local brick built vernacular in any new development.
- Create woodland areas to contain and soften built development, preferably in advance of new development.
- Contain new development within existing field boundaries.

## APPENDIX 2

### HERITAGE ASSET DETAILS

**Name / Location:** GROVE WAR MEMORIAL, MAIN STREET

**List entry number:** 1421788

**Grade:** II

**Date first listed:** 12-Feb-2015

**Date of most recent amendment:** Not applicable

**Details:** The war memorial, in remembrance of men from Grove lost in the First World War, was unveiled by Lt Col Percy Robert Clifton, CMG, DSO, a notable Nottinghamshire soldier, on 11 November 1923. The dedication was by the vicar, the Revd AK Moore. It was designed and made by the Art Memorial Company (of West Norwood, London), and paid for by public subscription.

The memorial comprises a medieval-style granite cross, its elaborated cross-head set on a collar atop a heptagonal column, which at its base splays outwards onto a heptagonal plinth. An inscription is incised onto three of the plinth's seven faces. It reads TO THE GLORY OF GOD/ AND IN HONOUR OF THOSE WHO SERVED/ IN THE GREAT WAR ON LAND AND SEA/ 1914-1918. No names are recorded.

The memorial stands on a grassy knoll; it is approached by two flights of stone-flagged steps which are included in the listing.

**National Grid Reference:** SK 73855 79611

**Name / Location:** LYCH GATE AND BOUNDARY WALL AT CHURCH OF ST HELEN, MAIN STREET

**List entry number:** 1045706

**Grade:** II

**Date first listed:** 04-Dec-1985

**Date of most recent amendment:** Not applicable

**Details:** Lych gate and boundary wall. Late C19. Snecked dressed stone with chamfered ashlar coping, timber frame and hipped pantile roof. Lych gate has 3 square timber posts each side, the outer posts inclined, forming panels with depressed ogee heads. Pair of oak gates with inclined pales. Boundary wall to Main Street and to north of churchyard has ramped coping and is curved and shouldered at lych gate. 3 square piers with chamfered bases and pyramidal caps. Approx. 150 M long. Included for group value only.

**National Grid Reference:** SK 73804 79499

**Name / Location:** CHURCH OF ST HELEN, MAIN STREET

**List entry number:** 1212395

**Grade:** II

**Date first listed:** 01-Feb-1967

**Date of most recent amendment:** Not applicable

**Details:** Parish church. 1882. By Hodgson Fowler. C14 Decorated style. Ashlar with ashlar dressings and plain tile roofs. Chamfered and moulded plinth, moulded sill band, chamfered eaves, coped gables with gabled kneelers and crosses. All windows have hood moulds. West tower and spire, nave, chancel, organ chamber, vestry, south porch. West tower, 3 stages, has 2 string courses, eaves band, 8 gargoyles, 4 crocketed pinnacles, crenellated parapet. To west, pair of diagonal buttresses, 5 setoffs; to east, pair of corner buttresses, 3 setoffs. Setback octagonal spire with 2 tiers of gabled lucarnes and finial. South side has to east, canted stair turret with finial and 3 stair lights. Above, central clock in surround inscribed 'Watch and Pray'. West side has ogee headed triple lancet. Above, small single lancet. North side has a similar lancet. Third stage has 4 cusped head Decorated double lancet bell openings with coved reveals. Nave, 3 bays, has to south a double ogee headed lancet, and to its right a triple lancet in early C14 style. Moulded south doorway with traceried panelled door. North side has 3 double lancets. Chancel, 2 bays, has buttressed east end with 2 small lights to crypt in chamfered reveals, and above, triple lancet with moulded mullions and flowing tracery, and at its foot, traceried panels. South side has 2 depressed ogee headed lancets. Organ chamber has hipped roof with finial. To west, hipped lean-to porch with shouldered doorway, and to north, double lancet in coved and rebated square headed reveal. Lean-to vestry to east, has single coped gable and double side wall stack. To north, chamfered doorway under relieving arch. To east, leaded light in chamfered reveal and above, double lancet and above again, shield inscribed '1882'. South porch, single bay, has lintel band and string course, double cyma moulded and rebated doorway, and above, niche with nodding ogee canopy, containing figure with cross. Interior has stone benches and principal rafter roof. Tower arch, double cusped and rebated with coved hood mould and octagonal responds with crenellated capitals and moulded bases. Vaulted tower chamber has central round opening. Doorway to west with hood mould, and window with stained glass 1882. Nave has sill band and panelled dado. Cusped timber screen at west end with stained glass panels. King post roof with moulded tie beam and arch braces to collars. Curved wind braces. Cusped fillets. Ashlar pieces. Chancel arch, double roll moulded and rebated has filleted responds with moulded caps and bases. Hood mould with foliate stops. Chancel has to north chamfered and rebated organ opening and to east, doorway with traceried panelled door. East end has traceried and crested timber panelling and matching reredos, and sill band, gradine with foliate bases, and C19 stained glass. South side has stained glass, C19. Wagon vaulted panelled timber roof with moulded timbers and crenellated wall plate. Vestry has panelled lean-to roof and fitted vestment cupboards. Fittings comprise octagonal font with foliate panels and octagonal foliate base and panelled stem, canted timber pulpit with traceried panels and panelled timber lectern on square stem. Scroll ended softwood benches. 2 traceried panelled clergy desks. Tower chamber has alabaster slab to Hugh Hercy, 1455, and to Elizabeth Hercy, 1450, re-sited 1882 and re-cut 1932. Incised slab with cross, C15. 2 C19 and single C20 brasses.

**National Grid Reference:** SK 73780 79500

**Name / Location:** THE OLD RECTORY, MAIN STREET

**List entry number:** 1370090

**Grade:** II

**Date first listed:** 04-Dec-1985

**Date of most recent amendment:** Not applicable

**Details:** Rectory, now house. Late C17 and late C19. Brick, partly rendered, with pantile and slate roofs. Ashlar plinth and dressings, first floor band, coped gable with kneelers, shouldered shaped gable. 3 gable and single side wall stacks. 2 storeys plus garrets, 3 bays wide and 7 bays deep. L-plan. C17 rear wing has central C20 door flanked to left by a French window and beyond, a blocked opening; to right, 2 C20 casements, all with segmental heads. Above, to left, blocked opening and 4 C20 casements, all with segmental heads. North gable has, above, small light to garrets. Rear outshut, raised C19, has single casement and above, a Yorkshire sash and a small casement. C19 addition has to south gabled front with central gabled porch flanked by single casements, and beyond, to left, triple plain sash. To right, canted 2 storey bay window with triple plain sash. Above, central mullioned and transomed casement flanked to left by triple sash and to right by bay window with triple and 2 single plain sashes. Above again, single chamfered unglazed light. Gabled east front has to right, square 2 storey bay window with 3 plain sashes. Above, to left, single casement, and to right, bay window with 3 plain sashes.

**National Grid Reference:** SK 73720 79478

**Name / Location:** ALMSHOUSES, MAIN STREET

**List entry number:** 1212418

**Grade:** II

**Date first listed:** 04-Dec-1985

**Date of most recent amendment:** Not applicable

**Details:** Almshouses. Early C18. Brick with steep pitched C20 pantile roofs. First floor band. Single central ridge stack. Single storey plus garrets. 2 bays. Roof has cruck trusses. Main west front has central pair of doors in plain jambs, and beyond, single casements. Above, 2 small central leaded casements. Gables have, above, a single leaded Yorkshire sash. West side has paired central close boarded doors, flanked by single leaded Yorkshire sashes with shutters, all with segmental heads.

**National Grid Reference:** SK 73737 79499

GROVE

**Non-designated heritage assets**  
(as identified by Bassetlaw District Council)

Name	Street	Parish	Period	Details
Grove Grange	Main Street	Grove CP	Late-C18/Early-C19	Late-18th/early-19th century farmhouse, two storeys, red brick (painted) with pantile roof, brick arches, timber joinery throughout including both vertical and horizontal sashes and a 4-panel door, dentilated eaves, brick chimney stacks, attached walls and outbuildings
Fields Farmhouse	Main Street	Grove CP	Late-C18	Late-18th century farmhouse, two storeys, red brick (rendered and painted), pantile roof, later extensions
Old School House	Main Street	Grove CP	Early-C19	Early-19th century former school, now dwelling, two storeys, red brick (rendered and painted), brick stacks, sawtooth corbelling, some timber joinery; new school (now Cuckoo Hall) was built to north in 1897
Pond Cottage	Main Street	Grove CP	Mid-C19	Mid-19th century pair of cottages, two storeys, red brick with pantile roof, sawtooth corbelling, brick stacks, yellow brick band with sawtooth row in centre, some rubbed brick arches, timber plank door
Fields Farm buildings	Main Street	Grove CP	Late-C19	Late-18th century barn range, now converted to dwellings, primarily two storeys, red brick with pantile roofs, dentilated eaves, brick arches, timber joinery
Yewtree Cottage	Main Street	Grove CP	C18	18th century cottage, storey storeys, red brick (painted) with pantile roof, first floor projecting band, dentilated eaves, timber joinery throughout including Yorkshire glazing bar sashes, brick chimney stacks
Home Farmhouse (Park House)	Main Street	Grove CP	C18	18th century farmhouse, two storeys, red brick (rendered and painted) with hipped Westmorland slate roof, timber joinery, 19th century canted bay, brick stacks
Grove Moor Farmhouse	Wood Lane	Grove CP	C18	18th century farmhouse, two storeys, red brick with hipped slate roof, timber joinery although enlarged window openings on front, timber panelled door with fanlight above
Grove Hall Stables		Grove CP	1790s	1790s stables, built for Anthony Hardolph Eyre (of Grove Hall), possibly associated with landscaping scheme designed by Humphry Repton, partially converted to residential, two storeys, red brick set on stone plinth, slate roof, brick arches, timber joinery, partial survival of timber windows, some part of structure in derelict state
Barns at Home Farm	Main Street	Grove CP	Late-C18	Late-18th century barns, possibly by Humphrey Repton, main range has U-plan, red brick, mostly pantile roof, brick arches, timber joinery
Kitchen Garden Wall	Main Street	Grove CP	1798	Kitchen garden wall, possibly designed by Humphry Repton, built for Anthony Hardolph Eyre (of Grove Hall), garden has rectangular plan and is approximately 112m long, 56m wide (total length of wall is approximately 310m) and the wall is around 4m high, red brick (English garden wall bond) with stone copings, various brick arched openings, evidence of former glasshouses and bothies, brick chimney stack indicates heated section of wall
Cuckoo Hall (Former School)	Main Street	Grove CP	1897-8	Former school, now village hall, opened 1898 for infants and juniors, paid for by E.E Harcourt Vernon (of Grove Hall), closed 1947, typical plan form with large main hall to front, red brick, stone lintels and cills, brick chimney stacks, gate pier with stone coping contains "1897" inscription
Coney Green Farm	Main Street	Grove CP	C19	19th century farmhouse, two storeys, red brick with slate roof, brick stacks, timber joinery, full-height squared bay on front, brick arches, stone cills, timber bargeboards and finials on each gable
Outbuildings at Grove Grange Farm	Main Street	Grove CP	Early/Mid-C19	Early & Mid-19th century barn range, single and two storeys, red brick with pantile roofs, brick arches, timber joinery

GROVE

**Name / Location:** CHURCH OF ST PETER, MAIN STREET

**List entry number:** 1233882

**Grade:** II\*

**Date first listed:** 01-Feb-1967

**Date of most recent amendment:** Not applicable

**Details:** Parish church. C13, C15, c1700, restored 1928. Coursed rubble with some render. Slate roof with coped east and west gables. Bellcote with 2 arches under a triangular ashlar head to west ridge and damaged cross to east ridge. Single external red brick stack to north. Nave and chancel. The west wall has an arched and recessed panel containing an arched 2-light C20 Y traceried window, flanked by single buttresses. The buttressed north wall has a blocked doorway partially hidden by the stack, to the left is a single window under a flat arch, a single C13 lancet and further left a single C13 cusped lancet. All windows have chamfered surrounds. The east end, on a deep plinth with render above, has a single C15 arched 3-light window with panel tracery, cusping, hood mould and head label stops. The south chancel has a single arched window with 2 arched and cusped lights and single quatrefoil with hood mould and remnants of label stops. The south nave, with evidence of a removed 3 bay aisle arcade, has 2 c1700 2-light windows under flat arches and with single stone mullions. To the left, set on a plinth, is the 1928 rendered and gabled porch with single ridge cross, kneeler finials and arched doorway. There is an inner chamfered arched doorway. Interior. The north nave has a blocked arched doorway. Over the 2 south nave windows are remnants of the double chamfered arcade arches. The chancel has a cusped piscina. There is a C12 tub font. The furniture is C20. On the north chancel wall is a monument to George Brown, 1784, and a painted prayer board. There are several C18 floor slabs. In the nave is a C16 oak chest.

**National Grid Reference:** SK 78238 76916

**Name / Location:** COFFIN IN CHURCHYARD OF CHURCH OF ST PETER, 1 METRE EAST OF THE PORCH, MAIN STREET

**List entry number:** 1276321

**Grade:** II

**Date first listed:** 12-Jul-1985

**Date of most recent amendment:** Not applicable

**Details:** Coffin, 1 metre east of the south porch. C13. Ashlar. Single, hollow, ashlar coffin. Included for group value only.

**National Grid Reference:** SK 78249 76916

## Non-designated heritage assets

(as identified by Bassetlaw District Council)

Name	Street	Parish	Period	Details
Grove Grange	Main Street	Grove CP	Late-C18/ Early-C19	Late-18th/early-19th century farmhouse, two storeys, red brick (painted) with pantile roof, brick arches, timber joinery throughout including both vertical and horizontal sashes and a 4-panel door, dentilated eaves, brick chimney stacks, attached walls and outbuildings
Fields Farmhouse	Main Street	Grove CP	Late-C18	Late-18th century farmhouse, two storeys, red brick (rendered and painted), pantile roof, later extensions
Old School House	Main Street	Grove CP	Early-C19	Early-19th century former school, now dwelling, two storeys, red brick (rendered and painted), brick stacks, sawtooth corbelling, some timber joinery; new school (now Cuckoo Hall) was built to north in 1897
Pond Cottage	Main Street	Grove CP	Mid-C19	Mid-19th century pair of cottages, two storeys, red brick with pantile roof, sawtooth corbelling, brick stacks, yellow brick band with sawtooth row in centre, some rubbed brick arches, timber plank door
Fields Farm buildings	Main Street	Grove CP	Late-C19	Late-18th century barn range, now converted to dwellings, primarily two storeys, red brick with pantile roofs, dentilated eaves, brick arches, timber joinery
Yewtree Cottage	Main Street	Grove CP	C18	18th century cottage, storey storeys, red brick (painted) with pantile roof, first floor projecting band, dentilated eaves, timber joinery throughout including Yorkshire glazing bar sashes, brick chimney stacks
Home Farmhouse (Park House)	Main Street	Grove CP	C18	18th century farmhouse, two storeys, red brick (rendered and painted) with hipped Westmorland slate roof, timber joinery, 19th century canted bay, brick stacks
Grove Moor Farmhouse	Wood Lane	Grove CP	C18	18th century farmhouse, two storeys, red brick with hipped slate roof, timber joinery although enlarged window openings on front, timber panelled door with fanlight above
Grove Hall Stables		Grove CP	1790s	1790s stables, built for Anthony Hardolph Eyre (of Grove Hall), possibly associated with landscaping scheme designed by Humphry Repton, partially converted to residential, two storeys, red brick set on stone plinth, slate roof, brick arches, timber joinery, partial survival of timber windows, some part of structure in derelict state
Barns at Home Farm	Main Street	Grove CP	Late-C18	Late-18th century barns, possibly by Humprey Repton, main range has U-plan, red brick, mostly pantile roof, brick arches, timber joinery
Kitchen Garden Wall	Main Street	Grove CP	1798	Kitchen garden wall, possibly designed by Humphry Repton, built for Anthony Hardolph Eyre (of Grove Hall), garden has rectangular plan and is approximately 112m long, 56m wide (total length of wall is approximately 310m) and the wall is around 4m high, red brick (English garden wall bond) with stone copings, various brick arched openings, evidence of former glasshouses and bothies, brick chimney stack indicates heated section of wall
Cuckoo Hall (Former School)	Main Street	Grove CP	1897-8	Former school, now village hall, opened 1898 for infants and juniors, paid for by E.E Harcourt Vernon (of Grove Hall), closed 1947, typical plan form with large main hall to front, red brick, stone lintels and cills, brick chimney stacks, gate pier with stone coping contains "1897" inscription
Coney Green Farm	Main Street	Grove CP	C19	19th century farmhouse, two storeys, red brick with slate roof, brick stacks, timber joinery, full-height squared bay on front, brick arches, stone cills, timber bargeboards and finials on each gable
Outbuildings at Grove Grange Farm	Main Street	Grove CP	Early/Mid-C19	Early & Mid-19th century barn range, single and two storeys, red brick with pantile roofs, brick arches, timber joinery

STOKEHAM

**Non-designated heritage assets**  
(as identified by Bassetlaw District Council)

Name	Street	Parish	Period	Details
East West Cottage	Grove Road	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century cottage, former school, on the site of Headon Hall (demolished 1795), possibly incorporating or re-using part of the hall. Erected by Anthony Hardolph Eyre (of Grove Hall), school use ceased in 1906 when new school built in Headon village. Original portion is two storeys, red brick (rendered and painted) with a pantile roof, central brick stack, timber joinery throughout including Yorkshire sashes on upper floor; attached to south east side is a later-19th century extension, single storey with large window on south west side and narrower openings on the east side.
Headon Camp	Ladywell Lane	Headon cum Upton CP	1940-1944	Headon Camp was originally constructed in WW2 as a Prisoner of War camp (known as POW Camp 52). The camp is one of only a small number of this type in the County and the only such site in the district which survives anything like intact (the others were at Serlby Hall, Carlton Hall, Norton and Carburton). Local historic records (including photographs and newspapers) show that the site was occupied by both German and Italian POWs during the war and immediate period after. Although a number of the camp buildings on the site have been demolished, the overall layout and composition of the camp can still be read. The main entrance was (and still is) at the south off Lady Well Lane, with a main access driveway heading northwards with small units either side (possibly workshops and other non-accommodation buildings). At the north end of the site were 3 rows of barracks, where the POWs would have resided. Immediately south of this was a fourth row of buildings, which included shower blocks (these partially survive). Sadly, some of the service buildings such as the chapel (which according to local residents was a building at the western end of the site) have been lost. However, to the east of the site is a large water tower and outside of the prisoner part of the site, to the east, is a range of buildings comprising the officers' mess and administration buildings. A further range of buildings exist in the south west corner of the site, although their original function is unknown. The buildings towards the front appear to have been further administration buildings.
Barns at Headon Manor Farm	Greenspotts Lane, Nether Headon	Headon cum Upton CP	Early-C19	Early-19th century barns including dovecote, threshing barn and stables, red brick with pantile roofs, timber joinery, brick arches, dentilated eaves, dovecote has brick flight holes and brick ledges within arched opening
Headon Manor Farm	Greenspotts Lane, Nether Headon	Headon cum Upton CP	C18 & C19	18th and 19th century farmhouse and series of late-18th/early-19th and later-19th century agricultural outbuildings; Headon Manor Farm (originally called 'Headon Park Farm'), primarily dates to the 18th century, with 19th century additions and alterations, rear of farmhouse is older part of building, with 19th century additions to front; red brick with rosemary tile roof, brick arches, brick chimney stacks, timber joinery including glazing bar sashes; outbuildings include two main quadrangle ranges including threshing barn, stables, cart sheds and animal sheds, all red brick with pantile roofs, timber joinery, brick arches, dovecote flightholes on east gable of range closest to road; originally part of wider Headon Hall estate, the hall of which was demolished by the Eyre family (of nearby Grove Hall)
Mill Hill Farm	Greenspotts Lane, Nether Headon	Headon cum Upton CP	C18	18th century farmhouse and detached barn range, red brick with pantile roofs, timber joinery, brick stacks, eaves dentilation

**Name / Location:** THE LADY WELL, LADY WELL LANE

**List entry number:** 1267047

**Grade:** II

**Date first listed:** 14-Jan-1980

**Date of most recent amendment:** Not applicable

**Details:** Well head, archway and trough. Red brick and ashlar. C18 and C19. Small round C19 red brick arch set over a spring and into the bank side with central re-used ashlar keystone inscribed "HW 1718". Running along the base is a stone sill and there is a single projecting stone trough. Said to be of medieval origin, the well is at the base of a bank of an ancient holloway.

**National Grid Reference:** SK 74847 77949

NETHER  
HEADON

**Name / Location:** CHURCH OF ST PETER, CHURCH LANE

**List entry number:** 1224198

**Grade:** I

**Date first listed:** 01-Feb-1967

**Date of most recent amendment:** Not applicable

**Details:** Parish church. C13, C15, 1858, restored 1885 by G. Somers Clarke Jnr. Dressed coursed rubble and ashlar. Slate roofs. Single stack to east nave. Coped east gable with single cross finial. Buttressed. Tower, nave, aisles, north vestry, south porch and chancel. The angle buttressed low C13 tower of 2 stages with bands is set on a shallow plinth on the west side and is topped with C19 embattlements. The west wall has an arched, re-cut, 3 light window with intersecting tracery, hood mould and head label stops. There is evidence of an earlier arched opening over. Above is a single lancet. The north and south sides each have a large blocked chamfered arch with evidence of an earlier arch over flanked by single corbels. The north side has 2 further corbels. Above, to north and south, are single lancets and above this on the south side is a single rectangular opening. The east wall has evidence of an earlier nave. The north aisle north wall is set on a moulded plinth with string course over and has a blocked pointed chamfered arched doorway. To the left are 2 arched windows each with 3 C15 arched and cusped lights being partly re-cut. The clerestory has 3 similar windows. The vestry is set on a chamfered plinth and is coped at the east with a kneeler. There is a single C19 2 light cusped window under a flat arch. The east wall has a moulded arched doorway with plank door and small shield over. The north chancel has a single arched C15 window with 3 cusped lights. The angle buttressed east end is set on a chamfered plinth and has a single C19 window with 3 cusped lights, tracery, hood mould, head label stops and finial. A string course runs under. In the gable apex is a single blind recessed quatrefoil panel. The south chancel has a single arched C19 window with 2 cusped lights, tracery, hood mould and label stops. To the left is a single C15 arched window with 3 cusped and arched lights. The south aisle has a coped east and west parapets, and is set on a shallow, chamfered plinth to east and south. The east wall has a single, similar, smaller C15 3light window with 2 similar windows in the south wall. The diagonally buttressed porch with coped gable and decorative kneelers is set on a chamfered plinth and is dated 1858. The inner chamfer of the double chamfered arched entrance is supported on foliate corbels. The hood mould has decorative label stops and over is the dated shield. The chamfered arched inner doorway has a C19 hood mould with decorative label stops. The clerestory corresponds to the north. Interior. 3 bay C13 nave arcades with octagonal piers, moulded capitals and double chamfered arches. Over, to the nave sides, are hood moulds with C19 figurative label stops. To the north west and south east are single capitals decorated with nailhead moulding. The north east and south west have plain moulded capitals, all are supported on carved human heads. The double chamfered tower arch has a hood mould over with C19 foliate label stops. The chancel arch is double chamfered. In the south chancel wall is a piscina and in the north wall the arched vestry doorway. The font is C19 with elaborate diaper moulding to the sides and carved lilies under. Restored early C17 pulpit with decorative panels, the decorative rear panel and 2 wild-man head brackets support the decorative tester. There is the base of a C16 oak chest and a further C16 panelled oak chest with stylised and heavily moulded decoration to each panel. The remaining furniture is C19. In the south chancel is a monument to Elizabethae and I. Shilleto, 1782. There is an early C14 knight in sunk relief, a band decorated with a heraldic shield runs across the body so that only the top part and feet resting on a dog are visible. The nave roof with bosses is panelled and is C19.

**National Grid Reference:** SK 74854 77066

**Name / Location:** GLEBE FARMHOUSE, CHURCH LANE

**List entry number:** 1223930

**Grade:** II

**Date first listed:** 14-Nov-1985

**Date of most recent amendment:** Not applicable

**Details:** Farmhouse. C17. Remains of timber frame with red brick nogging. Hipped pantile roof with single red brick and render ridge stack. Raised eaves band to right bay. 2 storeys, 5 bays. Having from left to right a single blocked window opening under cambered arch, a doorway with plank door under cambered arch, a single tripartite glazing bar Yorkshire sash under cambered arch, a doorway with panelled door and a single small glazing bar Yorkshire sash. Above are 2 tripartite glazing bar Yorkshire sashes with a single small glazing bar Yorkshire sash to the right. To the right is a red brick and pantile lean-to with red brick stack and doorway with plank door. Interior has a re-used central beam.

**National Grid Reference:** SK 74864 76919

## Non-designated heritage assets

(as identified by Bassetlaw District Council)

Name	Street	Parish	Period	Details
Firdean	Church Street, Headon	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century cottage, appears to have originally been a barn (infilled ventilation slits on front), red brick with pantile roof, dentilated eaves, brick arches, some timber joinery, brick chimney stacks; extensions on rear of no interest
The Old Farm-House	Thorpe Street, Headon	Headon cum Upton CP	C17 & C18	17th century farmhouse with 18th century remodelling in brick, two storeys, earlier stone plinth with red brick above, clay pantile roof, brick arches, projecting brick band at first floor; much of side, rear and roof recently rebuilt
Hillside Farm	Church Street, Headon	Headon cum Upton CP	Late-C18/Early-C19	late-18th/early-19th century farmhouse and barn, red brick with pantile roofs; farmhouse is gable-end onto road, dentilated eaves, brick chimney stacks; barn is parallel to road, single storey, diamond pattern ventilators, brick arches, some timber joinery including Yorkshire sash
Headon-cum-Upton Village Hall	Church Street, Headon	Headon cum Upton CP	1906	Originally Headon National School built 1906, replaced previous school on site of Headon Hall (approximately 1.1km to north west), closed in 1959 and now village hall, single storey, red brick, rubbed brick arches, stone cills, some timber joinery including glazing bar casements, 3 large openings on gable, front doorway has stone-coped parapet above

# HEADON

**Name / Location:** SMALL HOLME FARMHOUSE, MAIN STREET

**List entry number:** 1267048

**Grade:** II

**Date first listed:** 14-Nov-1985

**Date of most recent amendment:** Not applicable

**Details:** Farmhouse. Late C16, refronted C18. Timber framed, refaced with brick. Coursed rubble plinth, varying in depth and rendered. Pantile roof, hipped to the left. Right gable and single ridge red brick stacks. Originally baffle entry plan. 2 storeys, 5 bays. Having from left to right a single glazing bar Yorkshire sash under a segmental arch, a blocked doorway under a segmental arch, a single large tripartite Yorkshire sash, a doorway with plank door and a single glazing bar Yorkshire sash under a segmental arch. Above are 3 glazing bar Yorkshire sashes. To the rear is a continuous outshut with cat slide roof. Interior, many visible beams and posts, also some studded panels. There are 2 large bressumer fireplaces with single smoke hood.

**National Grid Reference:** SK 74520 76371

**Name / Location:** VERNON HOUSE, MAIN STREET

**List entry number:** 1223932

**Grade:** II

**Date first listed:** 14-Nov-1985

**Date of most recent amendment:** Not applicable

**Details:** Cottage, formerly public house. Mid C18 with early C19 extension. Whitewashed brick. Pantile roof. 2 gable and single ridge stacks. Eaves band. Set on a plinth. 2 storeys, 5 bays, the right single bay being higher and early C19. Having from left to right a single tripartite glazing bar Yorkshire sash, a doorway with wooden door and overlight, a single similar sash, a blocked opening and a single similar sash. Above is a single glazing bar Yorkshire sash, with to the right a single blind recessed panel and further right 2 similar sashes. All openings and the panel are under segmental arches. To the rear is a lean- to extension.

**National Grid Reference:** SK 74736 76208

**Name / Location:** ROSE COTTAGE, MAIN STREET

**List entry number:** 1224212

**Grade:** II

**Date first listed:** 14-Nov-1985

**Date of most recent amendment:** Not applicable

**Details:** Cottage. Early C19. Red brick. Some render to base. Pantile roof. 2 red brick gable stacks. Dogtooth and raised eaves band. 2 storeys plus garret, 3 bays. Central doorway with panelled door and perspex hood, flanked by single glazing bar sashes. 2 similar sashes above. All openings have flush wedge lintels. To the rear is a 2 storey extension. Interior has exposed beams.

**National Grid Reference:** SK 74696 76238

**Non-designated heritage assets**  
(as identified by Bassetlaw District Council)

Name	Street	Parish	Period	Details
The Grange Farm	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century farmhouse, two storeys, red brick with hipped pantile roof, symmetrical façade, front has Flemish bond brickwork with lighter headers, brick arches, timber joinery including '2 over 2' sashes, panelled door with fanlight, brick gable stacks; attached to rear are former outbuildings, now part of the house; 19th century brick boundary wall with iron gate
Lilac Cottage Farm	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century farm including farmhouse and barn range, all red brick (mostly rendered) with pantile roofs; Farmhouse has dentilated eaves, brick gable stacks, although much altered; barn range includes two storey threshing barn with brick arches, full height opening altered with timber lintel and sliding door, diamond pattern ventilators; single storey stable building, two storey animal shed with loft
Trinity Farm	Main Street, Upton	Headon cum Upton CP	Late-C18 & C19	Late 18th century farmhouse and barn range, farmhouse remodelled mid-19th century, all red brick with pantile roofs, dentilated eaves, brick arches, wedge lintels on front of house, former barn range now part of house including two storey former threshing barn retaining large arches on front and rear
Grange Farm buildings	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19 & 1868	Late-18th/early-19th century barn range with further barn added in 1868, all red brick with pantile roofs, dentilated eaves, brick arches, timber joinery, 19th century addition forming catslide roof, includes threshing barn and stables; structure with gable onto Main Street has date '1868' in blue bricks; part of main two storey barn is in ruinous state
Manor House	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century farmhouse, L-plan, red brick (Flemish bond on front), symmetrical façade, brick gable stacks
Building west of The White Cottage	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century stable, single storey, red brick with pantile roof, timber joinery including stable doors
Building east of The White Cottage	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century outbuildings including stable, single storey, red brick, part pantile roof, east elevation rendered and painted, timber joinery including stable doors
Melvern	Main Street, Upton	Headon cum Upton CP	C18	18th century cottage, two storeys, red brick (rendered and painted), pantile roof, brick stacks, large rear section formerly a barn now part of the house
Willow Holme	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century linear farmhouse and range of outbuildings including threshing barn, stable and cart shed, red brick, pantile roof, brick stacks, timber joinery, dentilated eaves, brick arches; main house is two storeys, stable is two storeys with keyhole ventilators and timber joinery
The Cottage	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century cottage, two storeys, red brick, hipped pantile roof, dentilated eaves, central brick stack, timber joinery
Barns at Pasture Farm	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century barns and farmhouse, single and two storeys, red brick, pantile roofs, dentilated eaves, timber joinery, brick stacks, brick arches
The Barn	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century former threshing barn with attached cart shed, now dwelling, barn is two storeys, buildings are red brick with pantile roof, dentilated eaves, brick ventilators, timber joinery, cart shed has timber posts supporting roof
Corner Farm	Drayton Road, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century cottage and attached range of outbuildings including stable, dovecote and cart shed, red brick, pantile roofs, dentilated eaves, brick arches, partial timber joinery
The Homestead	Drayton Road, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century former barn, now dwelling, two storeys, red brick (rendered and painted)
The Cottages	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century pair of cottages, two storeys, red brick with pantile roof, dentilated eaves, brick gable stacks, brick arches
Hilltop Farm	Main Street, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century farmhouse with range of outbuildings, primarily red brick with pantile roofs, dentilated eaves, brick arches
Roseway	Askham Lane, Upton	Headon cum Upton CP	Late-C18/Early-C19	Late-18th/early-19th century former barn, converted to residential in 19th century, one and a half storeys, red brick (English garden wall bond) with pantile roof, dentilated eaves, brick arches, timber joinery

UPTON

