

Rampton and Woodbeck
Character Assessment

April 2019



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1 INTRODUCTION

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Purpose of the assessment

1.1 Character Assessments record the special qualities that give an area its sense of place and unique identity. They are widely recognised as useful tools, helping to aid the planning, design and management of future development in a particular locality.

1.2 This Character Assessment provides an overview of the key qualities and characteristics that define the Parish of Rampton and Woodbeck (Fig 1), with a particular focus on the two parish settlements. The Character Assessment has been prepared in support of a larger project – the production of the Rampton and Woodbeck Neighbourhood Development Plan. Once adopted, the Neighbourhood Development Plan will be used by Bassetlaw District Council when considering planning applications for development within the Neighbourhood Development Plan area.

1.3 The National Planning Policy Framework (NPPF) recognises the value of local distinctiveness and the need to understand local character in order to effectively inform and underpin planning policy, and also highlights the pivotal role Neighbourhood Plans can have in communicating the defining characteristics of an area. Specifically, paragraph 125 of the NPPF states that:

‘Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’.

1.4 The key role neighbourhood planning has in achieving high quality places and the importance of understanding local character and context to inform such plans is further acknowledged in the government’s planning practice guidance (Reference ID: 20-030-20140306), which states that:

‘A Local or Neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities’.

1.5 This Character Assessment supports the design and character policies progressed within the Rampton and Woodbeck Neighbourhood Development Plan. It is intended to be used by developers, architects, designers, planners, and the local community to help to ensure that all future development and change in Rampton and Woodbeck is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the local area.

Assessment methodology

1.6 Recognising that the character of any settlement is formed by more than just the appearance of the buildings which occupy it, this Character Assessment considers a broad range of influences, including:

- Historical evolution of the parish settlements;
- Landscape setting;
- Structure, spacing and layout;
- Vegetation and planting;
- Townscape and built form;
- Landmarks;
- Views and vistas; and
- Streetscape.

1.7 While the primary objective of this assessment is to identify the qualities and positive characteristics of each of the parish settlements, where appropriate, existing development which fails to contribute positively to local character is also highlighted. The identification of negative forms of development ensures that a holistic assessment of the local character is presented. In addition, this approach can also help to identify opportunities where local character might be reinforced and enhanced.

1.8 In preparing this Character Assessment, the following approaches to understanding and documenting the distinct

local character have been progressed:

- Desktop research, including:

- Analysis of historic and recent maps;
- Review of existing evidence, including the Bassetlaw Landscape Character Assessment (2009). and Rampton Hospital & Woodbeck Historic and Architectural Significance Statement (2018); and
- Identification Heritage Assets, Tree Preservation Orders and other relevant designations.

- Detailed on-site survey of each settlement and the recording of key characteristics and features.

- Discussions with members of the Parish Council and other residents involved in the preparation of the Rampton and Woodbeck Neighbourhood Plan.

1.9 The latter approach is particularly critical to the preparation of a comprehensive character assessment, ensuring that townscape and heritage features which are perhaps less obvious to an outside expert, but are valued by local communities, are highlighted and have their importance communicated within the Character Assessment.

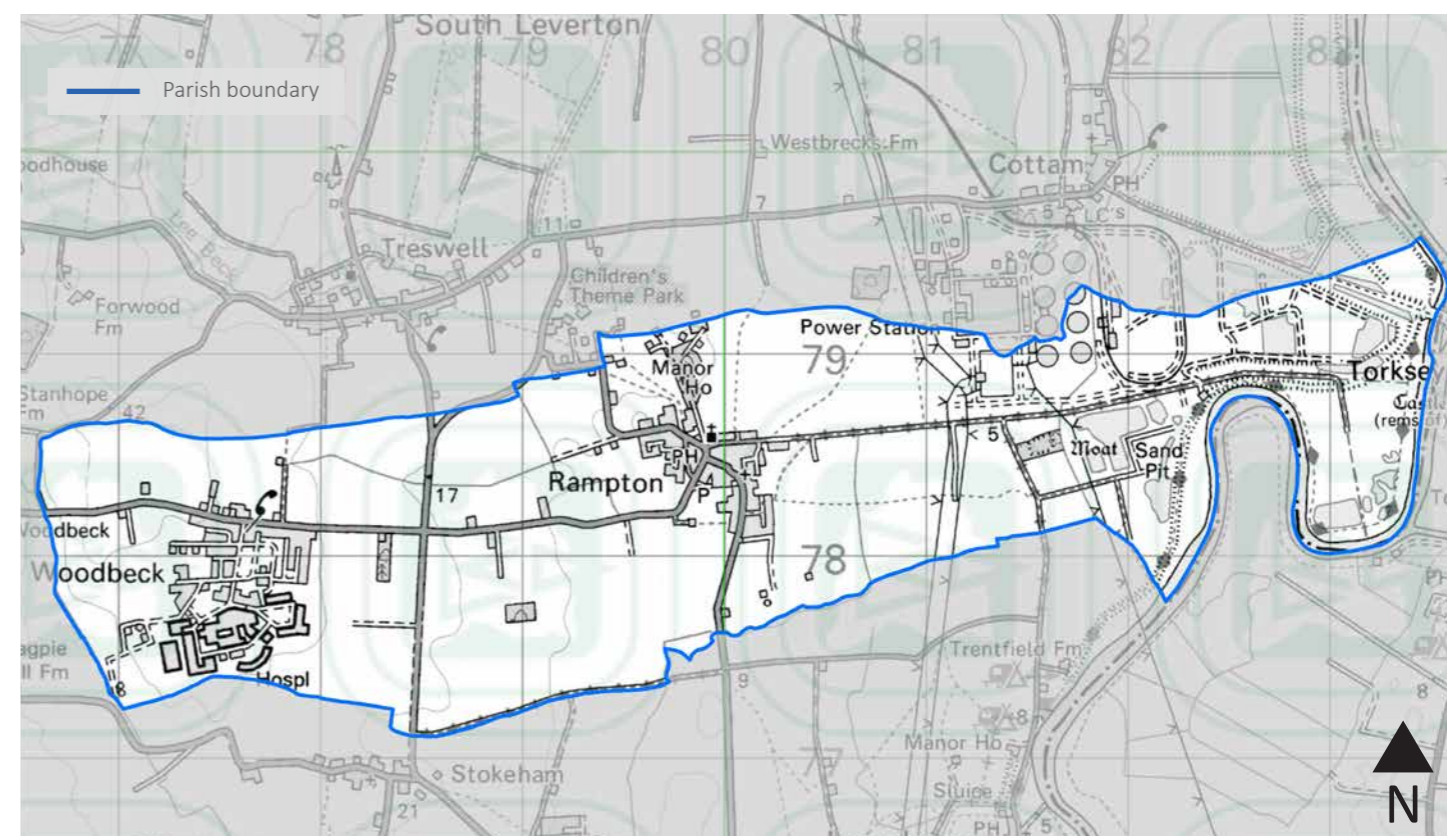


Fig 1: Rampton and Woodbeck Parish boundary map



2 LANDSCAPE SETTING

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2.1 Rampton and Woodbeck Parish has a long, linear form that runs east to west, within which there are marked differences in the character and appearance of the rural landscape that encompasses the two parish settlements. This section provides an overview of the key qualities and characteristics which define the landscape of Rampton and Woodbeck Parish. It first collates the relevant findings of the Bassetlaw Landscape Character Assessment (BLCA) and presents them in a manner which provides a concise profile of the various landscape character areas and designations present within Rampton and Woodbeck Parish. It then explores the relationship between the settlements of Woodbeck and Rampton and their immediate landscape settings.

Bassetlaw Landscape Character Assessment

2.2 The Bassetlaw Landscape Character Assessment (BLCA), published in 2009, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district. It identifies five different Landscape Character Areas (LCAs) within Bassetlaw, each with its own specific combination of characteristics and unique qualities. Of these areas, Rampton and Woodbeck Parish spans both the Mid Notts Farmlands LCA and Trent Washlands LCA (Fig 2 and 4).

2.3 Mid Notts Farmlands LCA covers the western half of the parish, sweeping over Woodbeck and wrapping around the southern extents of Rampton. It is an undulating landscape with a distinctively rural, agricultural character, which extends from the Sherwood region in the west to the lowlands of the Trent Washlands in the east. Arable farming is the predominant land use, and this rural field network tends to be bounded by hawthorn hedgerows, which within Rampton and Woodbeck are generally tightly trimmed and also accommodate occasional trees, including specimens of ash, oak and willow. Scattered belts of woodland (Fig 3) add visual interest to the landscape and also create an enhanced sense of enclosure, limiting and interrupting views across the wider landscape.

2.4 Trent Washlands LCA is a particularly distinct landscape that characterises the eastern half of the parish. This character area extends west from the banks of the River Trent (Fig 5), whose meandering profile has had an acute influence on the local landscape and the area of land that lies between its western banks and the eastern end of Rampton village. However, the actual visual impact of the river is minimal, with high floodbanks enclosing the waterway and largely shielding it from view. Extending outwards from the river banks are a series of small water courses and ditches (Fig 6) that both border and cut across those low-lying agricultural fields (Fig 7) that characterise much of this landscape. Field boundaries feature trimmed, mixed species hedgerows (though hawthorn dominates) with occasional mature hedgerow trees, mostly ash.

2.5 In order to provide a more detailed picture of what makes the landscape within Bassetlaw locally distinctive, the Bassetlaw LCA identifies a number of smaller Policy Zones from within the five overarching Landscape Character Types. Rampton and Woodbeck are covered by a total of seven Policy Zones, which are also denoted on the map at Fig 4. Profiles for each of these Policy Zones, which outlines their characteristic features, landscape condition and sensitivity, and also provide a number of detailed ‘*Landscape Actions*’ for the future management of each area, are enclosed at Appendix 1.

2.6 As demonstrated in the Policy Zone profiles, the Bassetlaw LCA identifies the vast majority of the landscape areas found within Rampton and Woodbeck to be of good condition and high sensitivity, resulting in a strategy of conservation (in some cases combined with reinforcement) for much of the parish landscape.

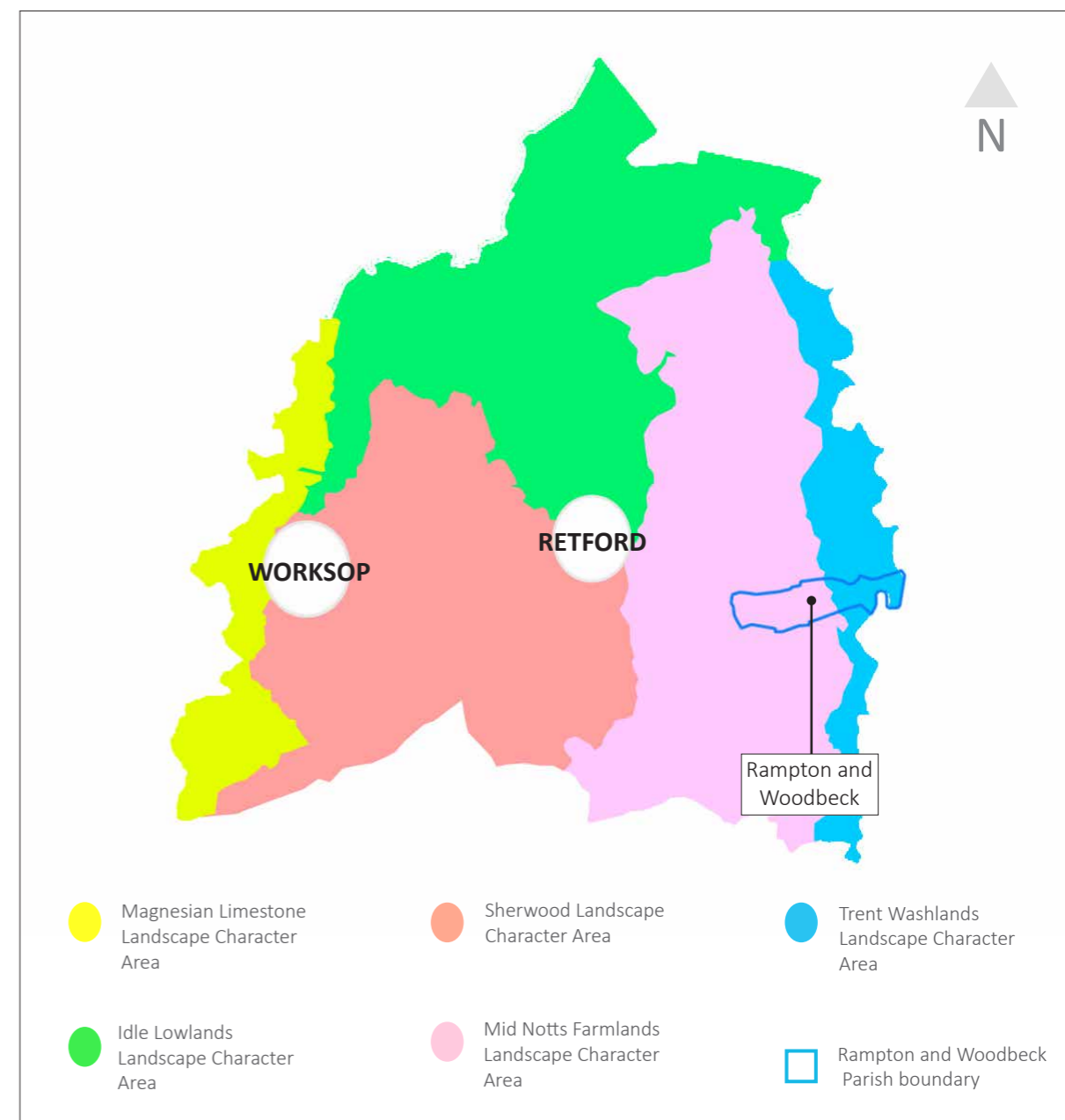


Fig 2: Rampton and Woodbeck spans the Mid Notts Farmlands and Trent Washlands Landscape Character Areas, as detailed in the Bassetlaw LCA (2009).



Fig 3: Looking east from Woodbeck across the arable fields of the Mid Nottinghamshire Farmlands LCA, the view is punctuated by deciduous woodland belt, which is a prominent and handsome physical feature within the parish landscape.

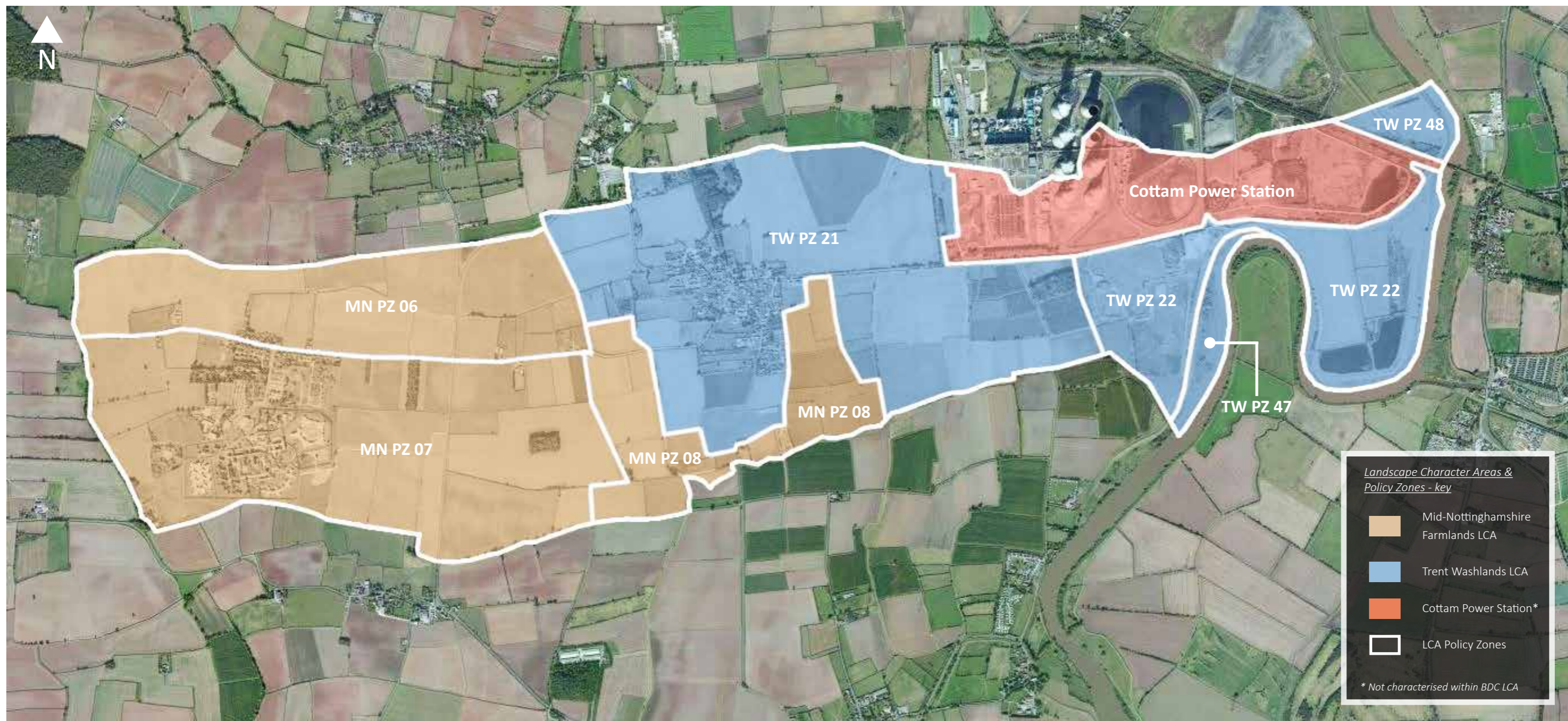


Fig 4 Rampton and Woodbeck Landscape Character Areas and Policy Zones Map (as defined in the Bassetlaw LCA) .



Fig 5 The River Trent flows along the parish's eastern edge, where it has a pronounced impact on the character of the local rural landscape.

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Fig 6: East of Rampton several small water courses and ditches cut across the landscape and drain into the River Trent.



Fig 7: A low-lying agricultural landscape occupies much of the land that lies between the River Trent and Rampton village.

Landscape designations

2.7 The rural landscape of Rampton and Woodbeck features a number of designated Local Wildlife Sites and Tree Preservation Orders (TPO). Local Wildlife Sites, are wildlife-rich areas selected for their local nature conservation value and within the parish these include:

Retford Road Wood (Fig 9): A small rectangular broadleaved woodland located east of Woodbeck that has a mixed canopy of Beech, Sycamore and some large-leaved Lime. Its understorey comprises Wild Privet with regenerating Elm, Holly, Midland Hawthorn and Hazel. The forest floor is dominated by Ivy but also contains species indicative of ancient woodland including Sanicle, Dog’s Mercury and the woodland grass Giant Fescue.

Cottam Wetlands (Fig 10): Situated at the eastern end of the parish, it is a large wetland mosaic, adjacent to and including a stretch of the River Trent. Botanically very rich and supporting a diverse flora, the area includes a number of lakes and lagoons, ditches, damp cattle-grazed grassland, swamp and marshland. The wetlands support an interesting and varied selection of plants, which provide breeding habitat for amphibians, odonata and many other insect species. They also provide an nesting site and habitat for both breeding birds and wintering wildfowl, as well as feeding opportunities for passage migrant species in spring and autumn.

2.8 Two Tree Preservation Orders (TPO) are present within the parish landscape. The first is Fir Plantation, a small rectangular woodland block comprised mainly of Oak and Ash and positioned in an isolation location south of Rampton Primary School. The other TPO extends out from the northern edge of Rampton and is formed of the teardrop-shaped woodland that occupies the former parkland of Rampton Manor.

2.9 Other TPO’s found within the developed extents of the settlements of Rampton and Woodbeck are identified within the relevant ‘Settlement Character Profile’ sections.

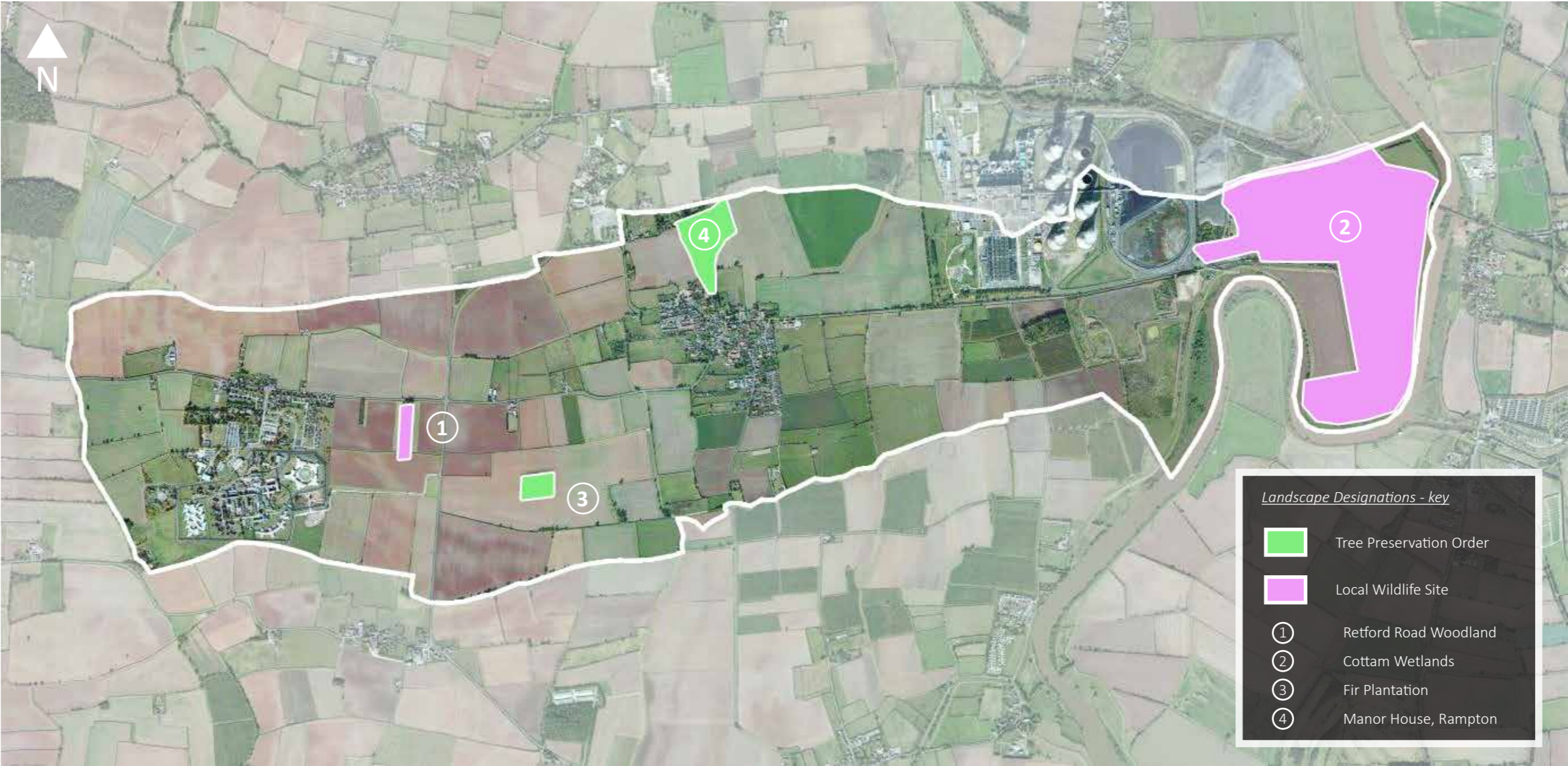


Fig 8: Local Wildlife Sites and Tree Preservation Order designations located within the parish’s rural landscape.



Fig 9: Retford Road Wood is a commanding and visually prominent deciduous woodland of recognised nature conservation value.



Fig 10: The Cottam Wetlands LWS is a ecologically rich environment comprising a tapestry of lakes, lagoons, ditches, swamp and marshland, which host a diversity of flora and provide habitat to many insect, amphibian and bird species.

Buildings and structures in the landscape

2.10 Across Woodbeck and Rampton development is largely confined to the parish settlements, each of which have relatively compact layouts and well-defined built extents. There are, however, a number of isolated buildings and structures positioned outside the recognised village boundaries and within the parish's wider rural setting, which add a further dimension to the character of the local landscape.

2.11 Most notable amongst those structures standing within the parish landscape are the towering chimneys of Cottam Power Station, which rise up and stand prominently within many landscape views, their visual impact accentuated by the relatively flat, featureless character of the countryside that surrounds them (Fig 11). From the public right of way that runs north from Rampton village it is actually possible to gain aspects towards both the nearby Cottam Power Station and the more distant West Burton Power Station, located some 6km north of the parish, within a single panoramic view (Fig 12).

2.12 Extending out from the power stations are a network of pylons and power lines (Fig 13 and 14) that stretch across the parish landscape and into the far distance, and which have an equally acute visual impact on the parish's eastern landscape setting.

2.13 Viewed with a certain fondness by some local residents but less appreciated by others, what cannot be disputed is that Cottam Power Station and its associated structures form a particularly distinct and arresting feature within the parish landscape, where they function as a key landmark and point of reference and contrast starkly with the otherwise largely traditional agricultural countryside setting within which they stand.



Fig 11 Entering the parish from along Rampton Road to the south, Cottam Power Station emerges out of the otherwise flat and open rural landscape, standing proudly against the big, expansive skies that rise up above the horizon.



Fig 12 The imposing and visually intrusive Cottam and West Burton Power Stations appear together in views from along the public right that extends out from the northern edge of Rampton village. An associated web of high voltage power lines and electricity pylons populate the view background. Together these tall, rigid structures introduce a distinctly industrial character to the otherwise tranquil, agricultural aesthetic of the parish landscape, making for a particularly unique and distinctive landscape view.

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Fig 13 and 14 Electricity pylons are a dominant feature in views across the eastern half of the parish.



Fig 15-18 Dispersed along the edges of Retford Road are several detached properties of late 18th to early 19th century construction, and these represent some of the few residences located outside of the parish settlements. Of these, Woodcar House (top left) and Peacehaven (top right) display a simple but pleasing vernacular aesthetic, each built of red brick with slate roofs and chimney stacks. Northfield Farm (bottom left) is a traditional farmstead with a classic courtyard layout, while Mill House (bottom right) stands on the site of the former Rampton Windmill.



Fig 19-21 Recognised as a non-designated heritage asset by Bassetlaw District Council, Rampton Primary School is comprised of two separate buildings. Fronting the road is a two-storey pebble-dashed building with forward facing gable set into a deep and steeply sloping tiled roof. To the rear of this is a more expansive red brick building, which accommodates the majority of the school's teaching facilities. Topped with a plain tiled roof with decorative ridge tiles and accommodating tall chimney stacks, the main school building is an attractive piece of architecture, with a robustness that is complemented by moments of more intricate detailing, including brick arches and ventilation slits on the gables.

2.14 Much more modest in scale and in keeping with the parish's overarching traditional agricultural character, are a small number of standalone dwellings and farmsteads (Fig 15-18), which appear periodically along the more isolated stretches of the parish road network. These include a number of properties positioned along the edges of Retford Road, such as Woodcar House Cottage and Northfield Farm, positioned to the east of Woodbeck, and Mill House and Peacehaven, which sit west of the junction with Laneham Road.

2.15 However, the most notable building situated outside of the established village extents is Rampton Primary School (Fig 19-21), which is positioned along Retford Road, equidistant between Woodbeck and Rampton. Constructed in 1914, the school is a key community asset and local landmark within the parish, as well as a fine piece of early 20th century education architecture in its own right.

2.16 The map at Fig 22 provides an overview of the location and distribution of those main built forms located within Rampton and Woodbeck's rural setting.

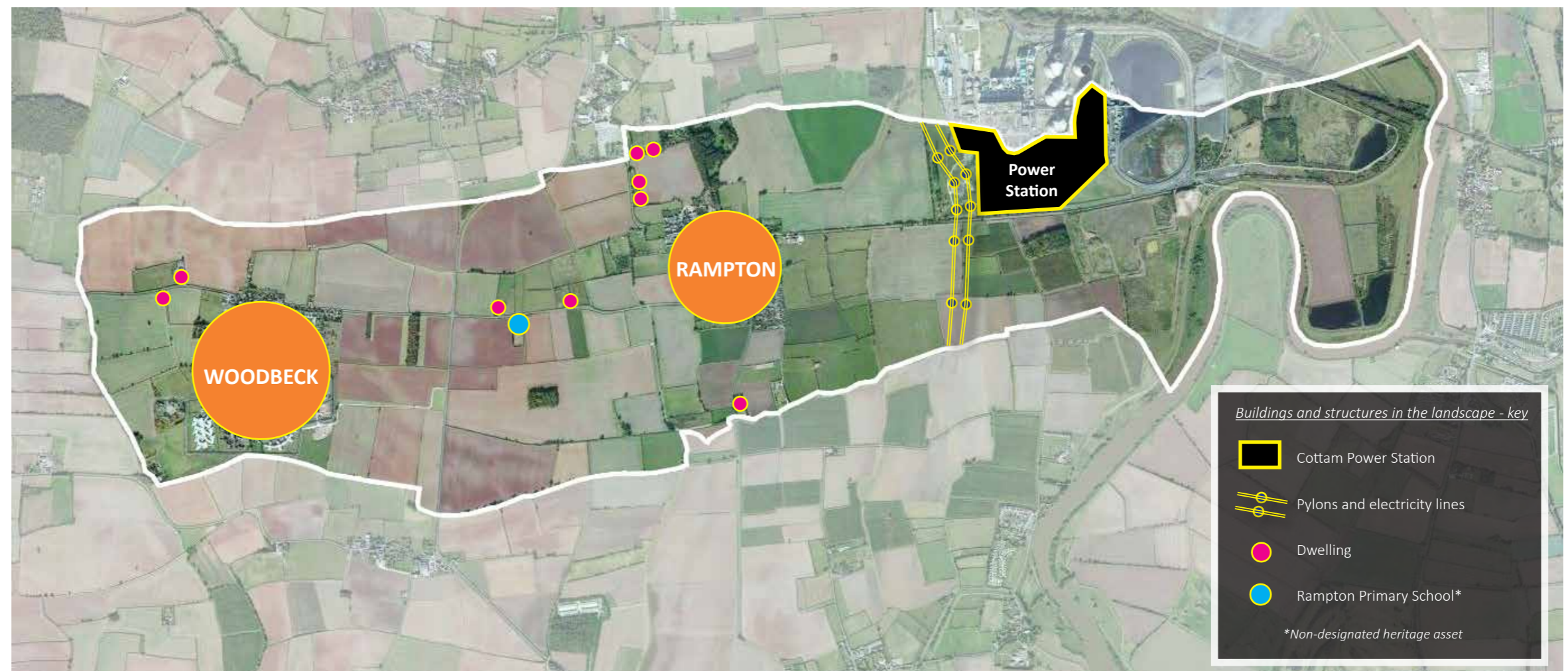


Fig 22 Map showing locations of built forms set within the parish landscape.

Public Access

2.17 Importantly, Rampton and Woodbeck’s wider landscape setting is not just an asset to be appreciated from afar; rather, it is a landscape that can be explored and enjoyed first-hand, with the parish benefiting from a particularly extensive network of public footpaths and bridleways (Fig 23). Many of these routes extend outwards from the parish settlements, forming peaceful, traffic-free pedestrian links that connect through to the wider north-east Nottinghamshire public rights of way network (Fig 24 and 25). Rampton benefits from a particular wealth of such rights of way, the village knitted into a comprehensive footpath network, which extends out into its adjoining landscape setting in all directions.

2.18 A true asset to the local community, this extensive network of footpaths and bridleways allows for direct engagement with the parish’s rural landscape setting and the recreational opportunities that it offers. These routes also offer numerous unique aspects towards the village settlements and other features within the landscape, containing some of the most handsome and picturesque views in the parish, which can be enjoyed in a casual, relaxed manner in a tranquil rural setting (Fig 26-28), away from the main road network.

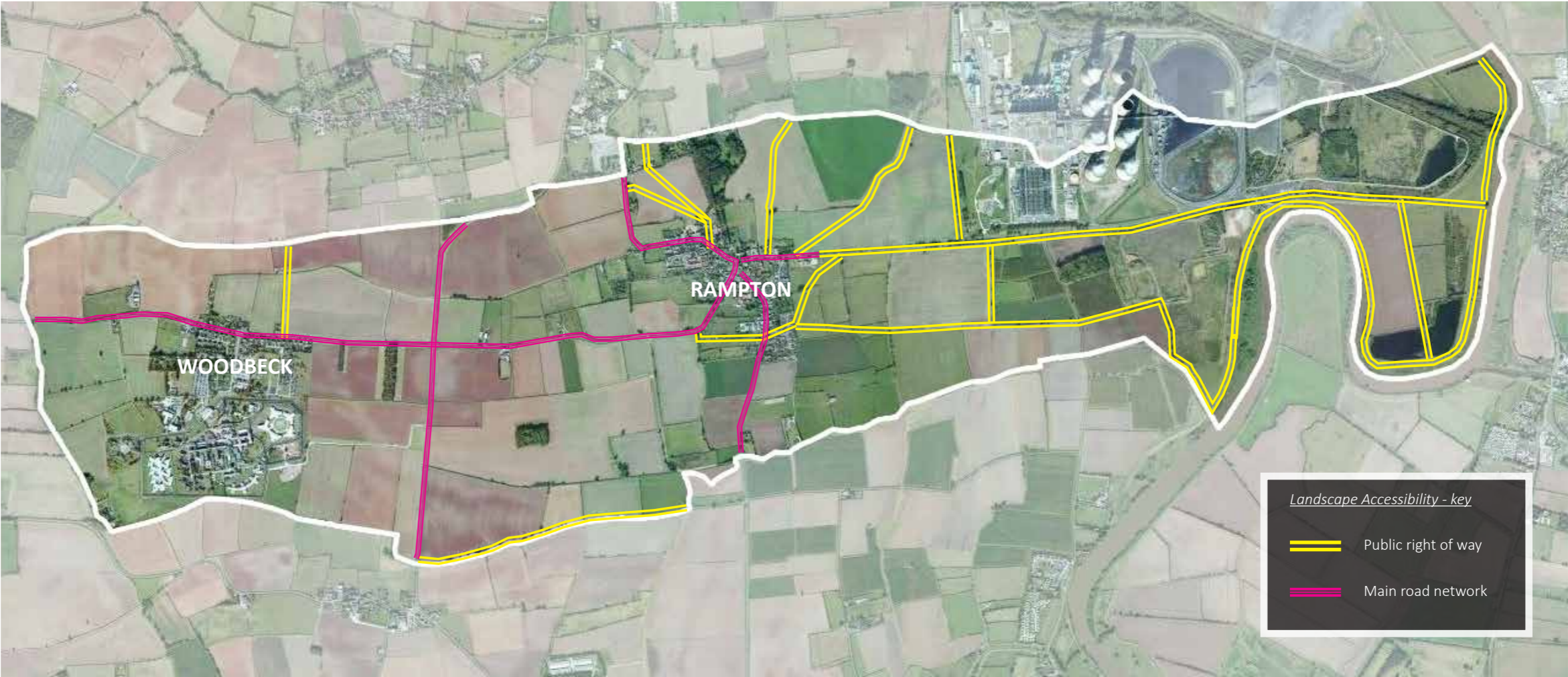


Fig 23: Parish accessibility map.



Fig 24 and 25: Rampton village is knitted into an extensive public rights of way network that provides links to various neighbouring settlements.

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Fig 26-28: Not only do they enable greater pedestrian movement across the parish area and beyond, but Rampton and Woodbeck’s network of walking trails allow residents and visitors alike to experience some of the most scenic and tranquil corners of the local landscape. The Parish Council-owned Rampton Wharf (above and top right) offers fine views of the river.



Village Edges and approaches

Rampton

2.19 Rampton enjoys a generally harmonious and positive relationship with its immediate landscape setting, the village befitting from soft, green and verdant edges that merge seamlessly with the adjoining rural landscape. Consequently, in views towards the village (Fig 29-31) built forms are very much subservient to the wider array of the mature tree planting that tends to dominate and define the settlement edges and skyline. Particularly densely wooded is the northern outer extents of the village, which comprise part of the former estate parkland of the now demolished Rampton Manor.

2.20 Occasionally, the tower of All Saints Church, with its distinct battlemented top, manages to emerge above the village’s strong tree canopies, and where it does, it forms a striking landmark that combines with the wider array of the greenery to create some especially handsome and locally distinct views.

2.21 The only notable instance where a built form appears prominently along Rampton’s outer edges is at the village’s north-eastern corner, where the recently converted and expanded East Farm stands particularly exposed (Fig 32). With its expansive form and bright reddish hues, East Farm forms an overly stark and jarring presence along this village edge, and could benefit from some retrospective tree and hedgerow planting along its southern and eastern boundaries.



Fig 29 and 30: The woodland of Rampton Manor extends northwards from the village core and is a defining characteristic of Rampton’s northern end, above which only the tallest built elements emerge, such as the tower of All Saints Church (top) and the chimneys at Cottam Power Station (bottom).



Fig 31 Rampton’s verdant south-western edge merges pleasingly into the village’s wider and more distant western landscape setting, whilst also effectively screening the settlement’s built extents in views from along Laneham Street to the south.



Fig 32 Overly dominant in the foreground of views towards Rampton from Nightley's Road are the buildings of the extended East Farm, which disrupt the village's otherwise green and planted outer edges. A more positive element of this view is the manner in which All Saints Church rises up above the dense tree canopies that populate the churchyard grounds and its wider setting, to form an iconic and attractive focal point along the village skyline.

2.22 Approaches into Rampton also tend to display an appropriately gradual and well-managed transition from countryside to village setting. Approach roads are largely devoid of development and tend to be enclosed by grass verges, hedgerows and trees planting, which then gradually gives way in a smooth and subtle manner to a more built and developed environment at the village gateways. The three main vehicular approaches into Rampton are shown across the images at Fig 33-47 and a brief commentary is provided on the qualities of each approach into the village.



Fig 33-37 (images 1-5 above and right): An attractive village sign greets those entering the parish's southern end via Laneham Street, at which point the road displays a green and verdant edge that continues northwards and filters through into the village's built extents, creating a very pleasant and rustic gateway to the settlement. Along this approach, landmarks such as All Saint's Church and Cottom Power Station provide the traveller with a sense of their position in the landscape, the former beckoning them forwards towards the village core.



Fig 38-47: The Retford Road (left of page) and Treswell Road (right of page) approaches into Rampton are each enclosed by a combination of dense hedgerow and tree planting, and also both feature sweeping bends edged by a single broad grass verge accommodating a village sign. Entering the village via Retford Road, the roadside planting gives way to a more developed, less enclosed character where a fine view towards All Saints Church then emerges. The green character of the approach persists for longer as one enters Rampton via Treswell Road, the housing which stands at this western gateway into the village being positioned behind wide grass verges and boundary trees and hedgerows.

Woodbeck

2.23 Woodbeck is entered via Retford Road, which cuts through the village and lies to the immediate north of the Hospital. Approaching the village from the east (Fig 48-51), built forms are almost entirely screened from view, first by two successive long deciduous woodland blocks, and then by an array of edge-of-settlement tree planting that permits only slight glimpses of the village and hospital buildings. Views towards Woodbeck are similarly limited when approaching the settlement from the west (Fig 52-54) with the pronounced topography of the landscape, followed by the densely planted edge of the village and hospital conspiring to screen built forms from view.



Fig 48-51: Woodbeck is very much a muted presence within the landscape as one approaches along Retford Road from the east, the settlement's built extents effectively screened behind a series of imposing tree belts.

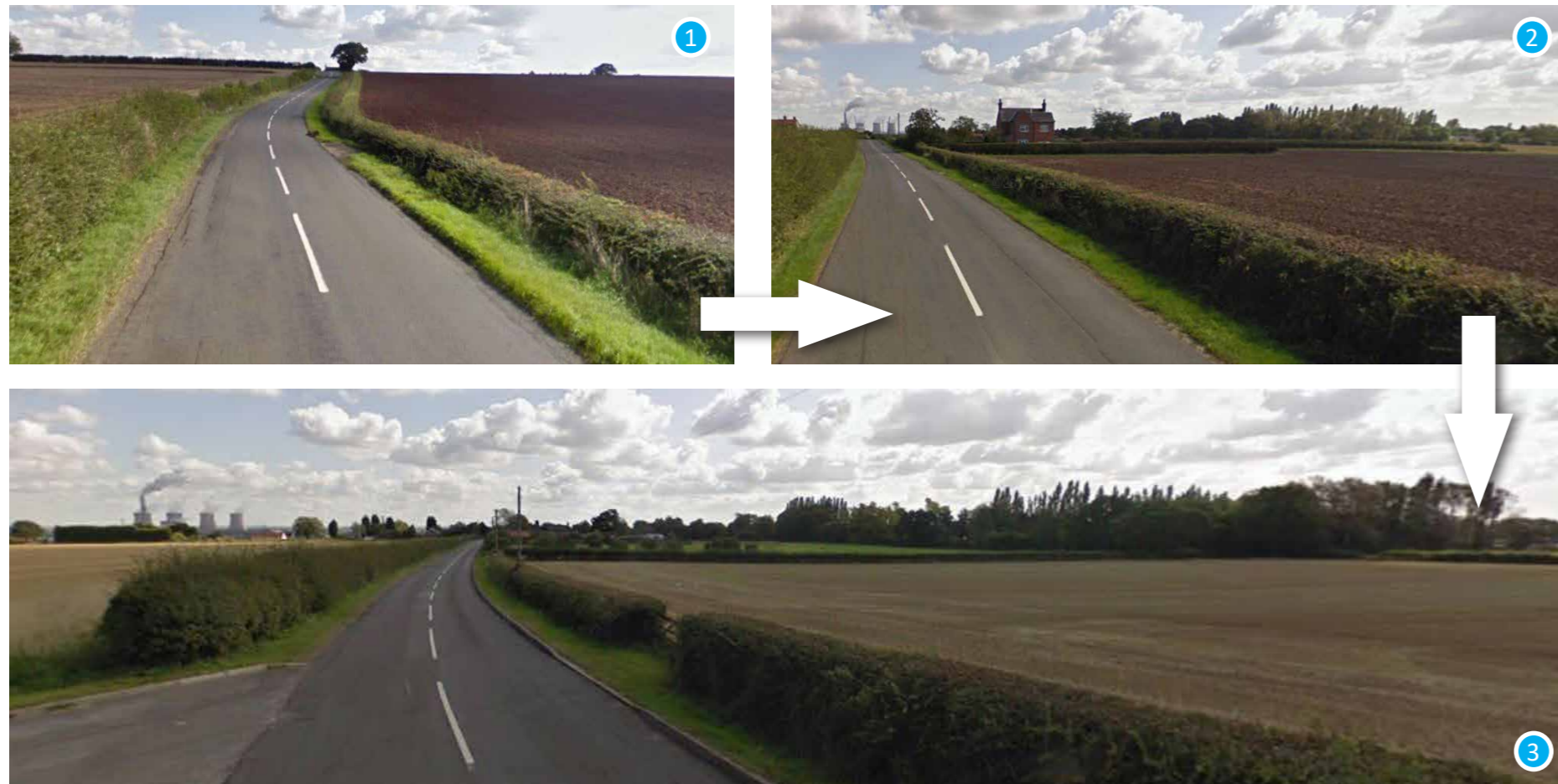


Fig 52-54: As Hazelwood Lane transitions into Retford Road at the parish's western end, the road climbs steeply, limiting views eastwards. At the end of this climb the road plateaus and views become more open. However, Woodbeck remains largely out of view, with Woodcar House, a minor local landmark, appearing as the only building within a view also includes an array of tree planting and the distant form of Cottam Power Station. A mature band of tree planting along the village and hospital's western edge preserves the rural aesthetic of the Woodbeck's western landscape setting.

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2.24 More exposed is the southern and eastern edges of the Hospital site (Fig 58 and 59), whose rather open and relatively featureless foregrounds allow facilitate unhindered views towards this expansive complex of buildings.



Fig 55 and 56: Rampton Hospital has a significant visual impact on views from along Laneham Road to the east (top image) and also from Stokeham (bottom image) to the south, the facility's eastern and southern edges being open and exposed to the surrounding landscape.

Landscape character recommendations

2.24 Based on the commentary set out within this landscape character summary, the following recommendations are made in order to protect and enhance the unique and locally distinct landscape setting of Rampton and Woodbeck:

- The both parish settlements benefit from generally soft, verdant edges in long views from the surrounding landscape setting, with built forms almost entirely screened from view. This is particularly true of Rampton, which enjoys an almost continuous cloak of mature tree and hedgerow planting along its outer edges. Poorly designed and/or located edge-of-settlement development, which disrupts the soft, generously planted village edges should be resisted. All proposals for new development should integrate into the village's landscape setting and avoid creating unsatisfactory, overly hard edges to the villages. The retention of existing planting and vegetation is encouraged.
- In those few circumstances where existing settlement edges are overly exposed and fail to respond to the adjoining landscape setting, the introduction of further planting and landscaping should be considered in order to soften and enhance these edges. Such an approach would be particularly welcome along the southern and eastern boundaries of the Woodbeck, where the hospital complex and its imposing security fences form a rather harsh built feature in the landscape.
- At both Woodbeck and Rampton, entrances into the villages are generally pleasing, with an appropriately gradual and well-managed transition from countryside to village setting, which is facilitated by the many trees, hedgerows and grass verges that line the settlement approaches. Development proposals should be designed to maintain the rustic, rural appearance of these village approaches through sensitive siting and the retention of existing roadside planting and grass verges.
- Outside of the established developed extents of Rampton and Woodbeck, new development forms, such as agricultural buildings, should be carefully sited and designed so as to minimise their visual impact on the landscape setting. This is particularly crucial given the largely the flat and open landscape, which characterises much of the parish area. New development should explore opportunities to utilise existing tree planting to partially screen the development and help it better integrate into its setting and/or introduce new tree planting as a means to mitigate against any potential harmful impacts on the landscape character.
- All Saints Church appears as a prominent and pleasing feature in many of the most distinct and handsome long distance views towards Rampton, where it is often the only built element rising above the strong tree canopies that otherwise dominate and define the village skyline. New development should respect these iconic local views towards the village and avoid negatively impacting upon their composition or visual quality.



Fig 57: Rampton and Woodbeck's tranquil rural landscape setting is an asset that should be given due consideration and be respected by future development proposals.



3 SETTLEMENT CHARACTER PROFILES

3 SETTLEMENT CHARACTER PROFILES

3.1 This section presents a character profile of the two parish settlements; (1) Rampton and (2) Woodbeck. Each village is taken in turn, their historic development summarised and an overview provided of their present day qualities and locally distinctive contextual features. Analysis maps and annotated photographs support the descriptive text, helping to further communicate the distinct character and qualities of the settlement. Negative features worthy of enhancement are also identified.

3.2 The townscape character maps, provided towards the end of each settlement character profile, offer a particularly concise and instant overview of the settlement character, showing the distribution and layout of development, denoting key local views, and identifying listed buildings and other non-designated heritage assets.

3.3 Each settlement character profile concludes with a series of recommendations about how future development and change should be managed in order to ensure that the distinct qualities of the settlement are preserved, and where possible, enhanced.

3.4 Whilst the principal characteristics for all areas have been summarised, it has not been possible to illustrate or discuss each and every feature, and consequently, the absence of reference to a specific feature or building within this document does not necessarily mean that it is unimportant to the character of the local area.



RAMPTON CHARACTER PROFILE

RAMPTON CHARACTER PROFILE

A brief history of Rampton

3.5 A settlement has existed at Rampton since at least Saxon times, when it was divided between seven Thanes (landowners), each with their own manor. The only surviving building from these times is All Saints Church (Fig 58), the earliest parts of which date from the Saxon age.

3.6 Following the Norman Conquest of England, the seven Manors at Rampton were granted to Roger de Builli, who then appointed four “vassals” or tenants to hold the area for him. This feudal arrangement is confirmed within the Domesday Book, one of the earliest written records relating to Rampton, within which the settlement is referred to as “Rameton”.

3.7 By the mid-1100s, much of Rampton was under Nigellus de Rampton, who was likely a descendant of one of the original four tenants to Roger de Builli. During the reign of Henry II (1154-1189), Robert Malluval then married Pavia de Rampton the daughter and sole heiress of Nigellus de Rampton. This union then saw Rampton fall under the control of the Malluvals for some two hundred years.

3.8 In the 14th century the estate passed by marriage to the Stanhopes, with Sir John Stanhope, M.P. for Newcastle, marrying Elizabeth, daughter and heir of Stephen Mauvel of Rampton in 1359. The Stanhopes then enjoyed a similarly lengthy rein, holding the estate for over a further a two centuries, before it passed to the Babingtons, again through marriage. Then, in the 1600s, the manor passed once more by marriage to the Eyre family, who retained it until 1893, when the late Colonel Henry Eyre sold the manor to Charles Ellis, Esq.

3.9 From the times of Malluvals through to the Eyres, a manor house has existed at Rampton. The first manor (Rampton Hall) of the Stanhope and Babington families was built in the reign of Henry VIII and pulled down in 1726, the only remnant standing today being the elaborate Tudor gateway (Fig 59) that nestles within the grounds of the churchyard, and which once led through to the manor building. After a period during which the Eyre family did not live in the village, a new Manor House was built in a wooded setting to the north of the village in 1853. This neo-Elizabethan mansion (Fig 60 and 61) stood within an expansive parkland at the end of a long approach road that was fronted by a replica of the original Tudor gateway to the old manor. However, like its older counterpart, this mansion no longer stands, having been demolished in the mid-1980s, though the 19th century gateway and lodge building have survived.

3.10 East of Rampton, on the southern side of Torksey Ferry Road, lies Fleet Plantation Moated Site which is a scheduled ancient monument dating from medieval times that also hosts remnants of a 16th or 17th century house, which would have been preceded by an earlier medieval timber building. The River Trent flows just east of this moated site, and it was at this particular stretch of the river that a ferry once linked Rampton with Torksey as part of a much more extensive and important transportation route that connected Liverpool and Sheffield with Lincoln. The ferry was of great importance to the inhabitants of Rampton, connecting them with the more important and populous town of Torksey, which in Saxon times, was the third largest town in Lincolnshire.

3.11 In more recent times, the building of Rampton Hospital in the early 1900s at the nearby hamlet of Woodbeck and the construction of Cottam Power station in the late 1960s, which at one point could claim the title of the largest coal fired power station in Europe, triggered a shift in the socio-economic profile of Rampton village. These two large developments created significant local employment opportunities, the likes of which few other small rural English villages could rival, and saw Rampton’s formally traditional agriculture-based economy diversity and evolve to positive effect. Ultimately, the hospital and power station have resulted in a village with a healthy local employment market and a community of mixed social classes, and has successfully prevented the gentrification and dormer village status that has negatively impacted upon so many other local villages across the country in the modern era.



Fig 58: All Saints Church is Rampton’s most historic property, parts of which date from the 10th century.



Fig 59: Described by Pevsner as “an uncommonly lavish piece of Early Tudor brickwork, rising in three stepped stages and adorned with corbelled-out panels of terracotta with coats of arms”, the early 16th century gateway is the only lasting remnant of the original Manor House.

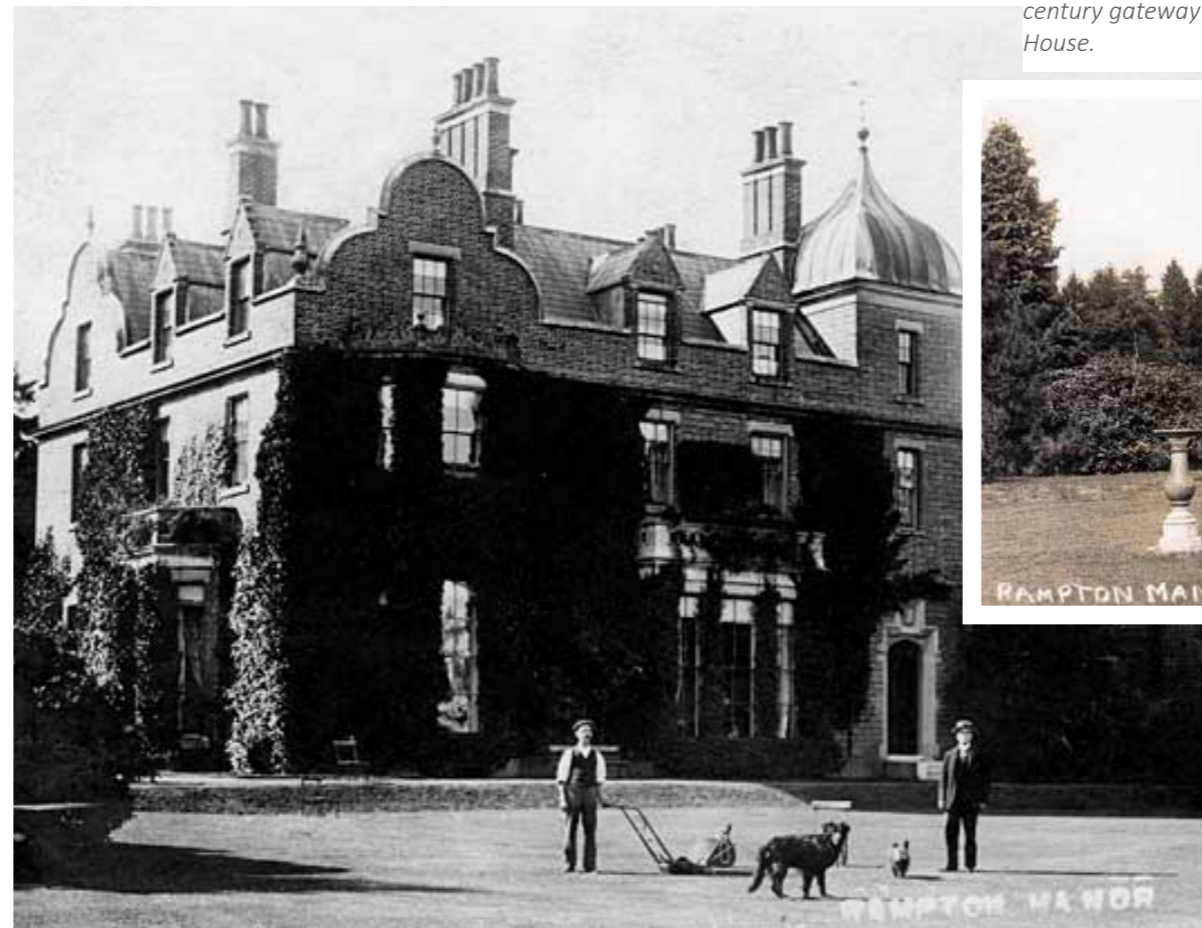


Fig 60 and 61 (left and above): Built by the Rev. Charles Wasteney Eyre in 1853, the new manor house was a grand residence set within elegantly landscaped grounds, where it stood until recent times, having only been demolished in 1985.

Evolution of the village

3.12 The maps found across the following pages visually communicate how Rampton has evolved since the late 1800s and the degree of change that it has experienced in subsequent decades and up to the present day.

3.13 Looking at the 1884 map (Fig 67) we are presented with what is an already sizeable rural settlement centred around a small village green. Development is arranged along the edges of the established road network in a rather loose and ad-hoc manner, with the greatest concentrations of development being found along Main Street, Laneham Street, and Torksey Street, which form the village core and in addition to dwellings, host a diversity of different uses and services, including a Smithy, Post Office, and Public House and the Church, Vicarage and School. Further west of this village core, Rampton Green Road (now Greenside) and Treswell Road each accommodate lesser concentrations of buildings, most of which comprise cottages and farmhouses with outbuildings. Set at the end of a long private approach road within a heavily wooded estate is the Manor House, which occupies the village's northern extents. The images at Fig 62-66 provide a snapshot of how the village centre would have appeared in the late 1800s and early 1900s.



Fig 62-66: A selection of images showing Rampton's historic core and some of its most iconic buildings as they appeared in the late 19th and early 20th century.

3.14 Looking forward to 1916 (Fig 68) and 1947 (Fig 69), Rampton's layout and built extents appear frozen in time, and are practically unchanged from the 1884 village arrangement. It is only towards the latter half of the 20th century (Fig 70) that the village is subjected to any significant change with the emergence of larger-scale, planned housing developments such as Greenside Avenue, Birch Close and Orchard Drive along the village's edges, which saw Rampton expand outwards from its established historic core. These self-contained residential enclaves are notable for being the first developments in recent times to add to the historic road network, with each being arranged around a new, dedicated central access route.

3.15 Between 1978 (Fig 70) and the present day (Fig 71) a change is relatively limited, with the only dramatic change to the village layout being the development of the previously open fields to the south of Home Farm, which now host the residential grouping of The Pastures. Elsewhere within the village new development forms, typically housing, has primarily been delivered within the village's established built extents via modest levels of infill and backland development, or through the conversion, expansion or redevelopment of existing properties. Importantly, though the focus of some large-

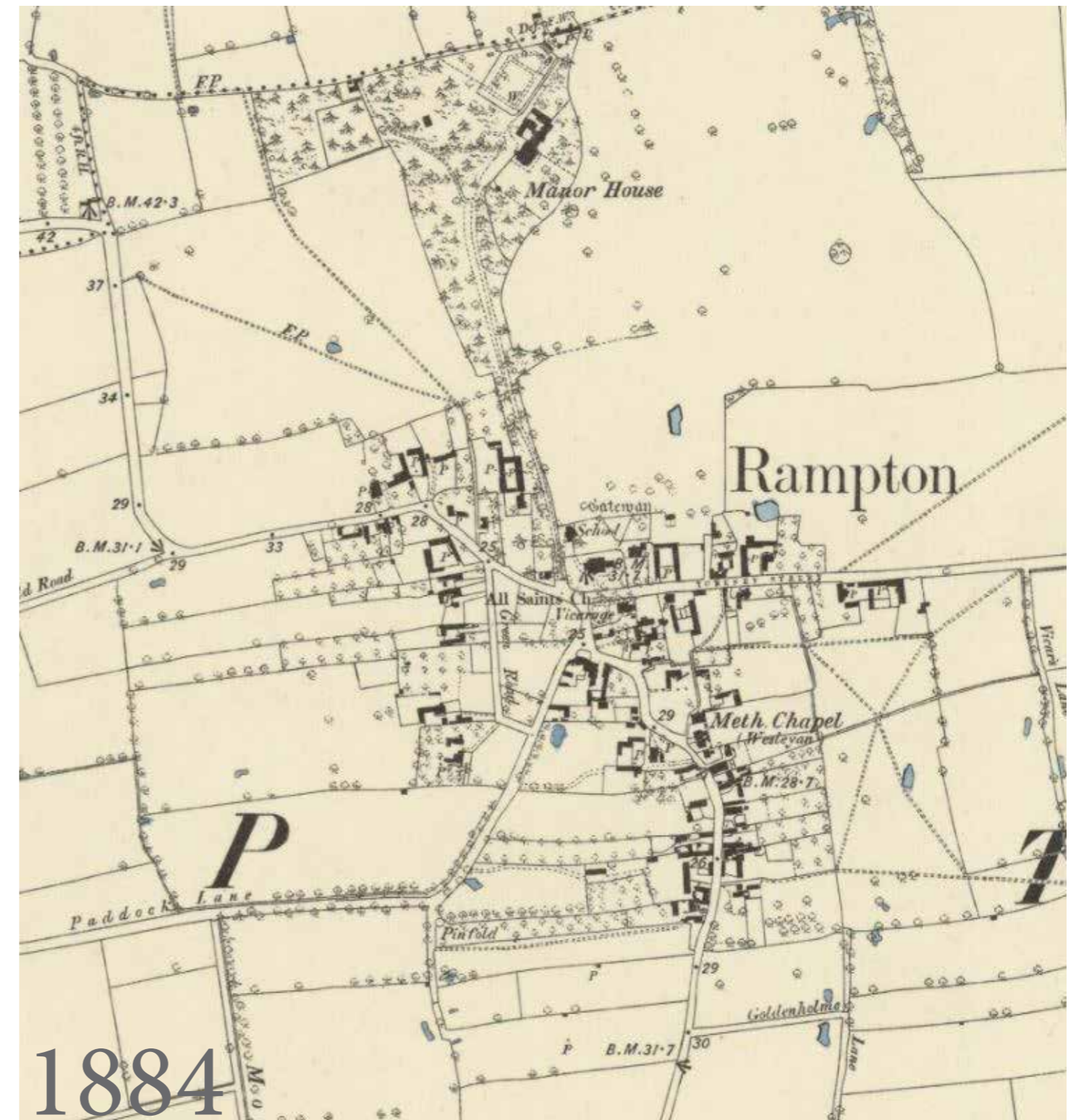


Fig 67: Rampton, 1884

scale housing development around its outer edges and an intensification of the residential uses in and around the village centre, Rampton has managed to stay relatively true to its late 19th century layout and historic street network, retaining a sizeable proportion of those properties that were present on the 1884 map.



Fig 68: Rampton, 1916

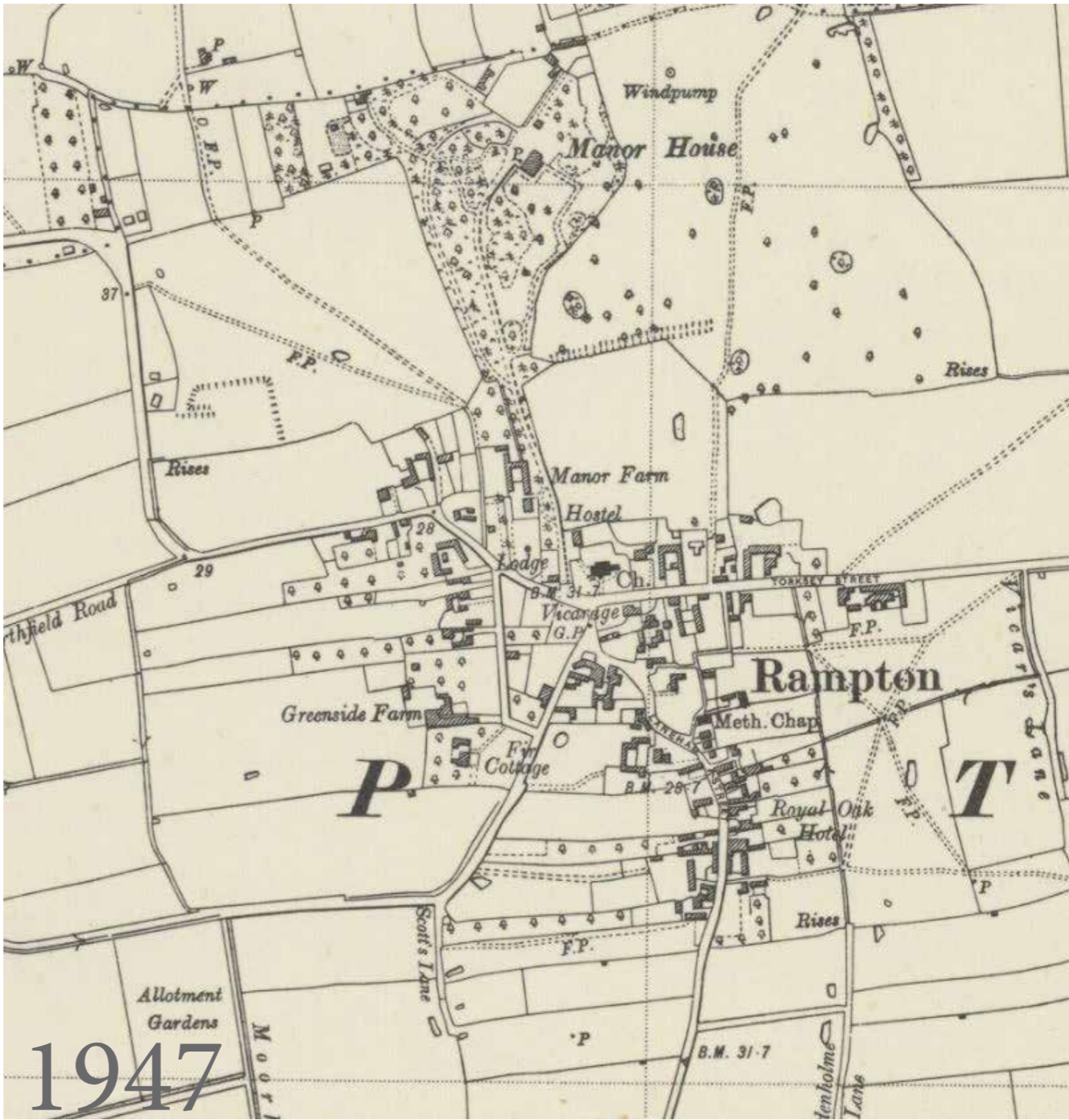


Fig 69: Rampton, 1947

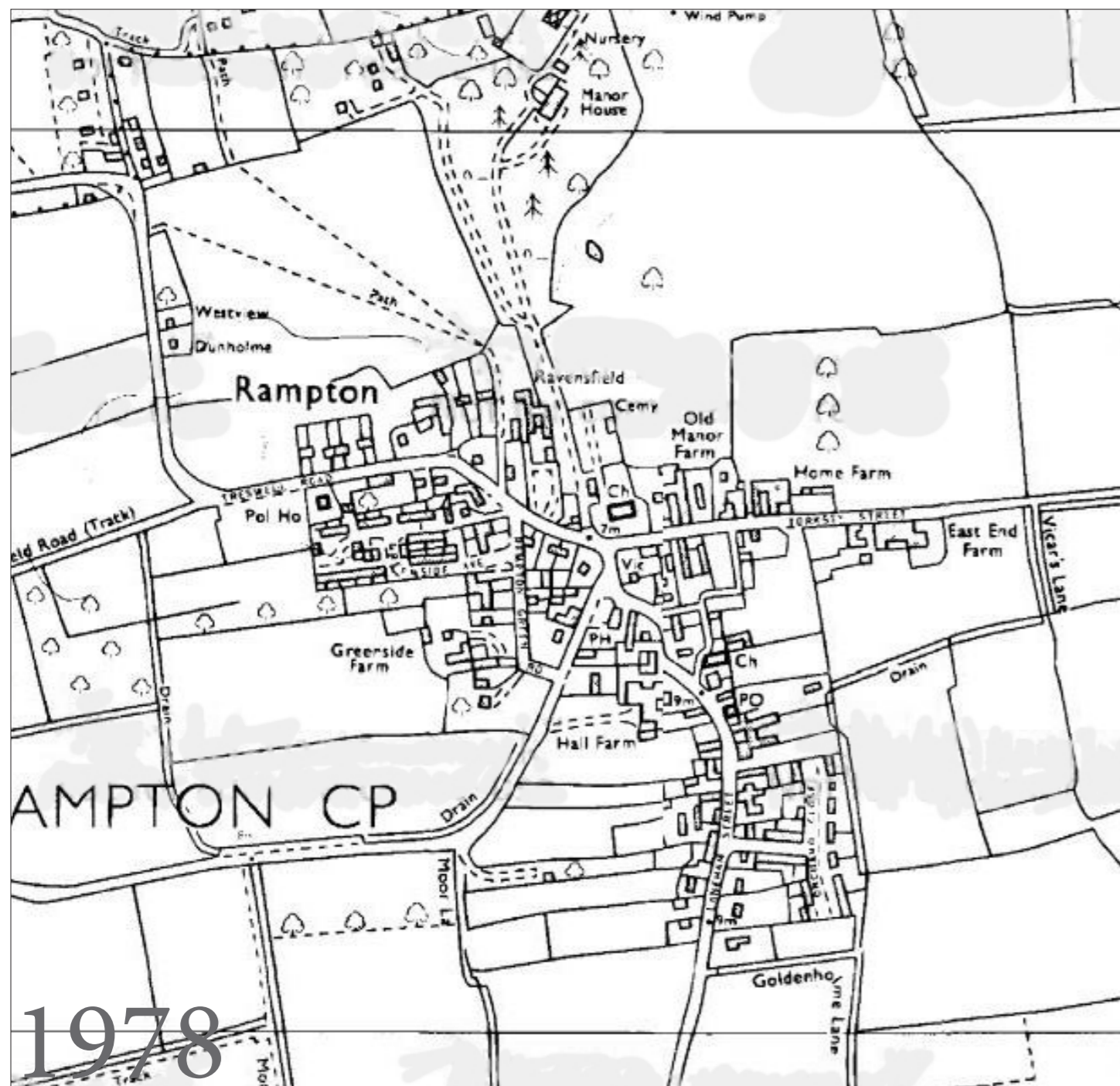


Fig 70: Rampton, 1978

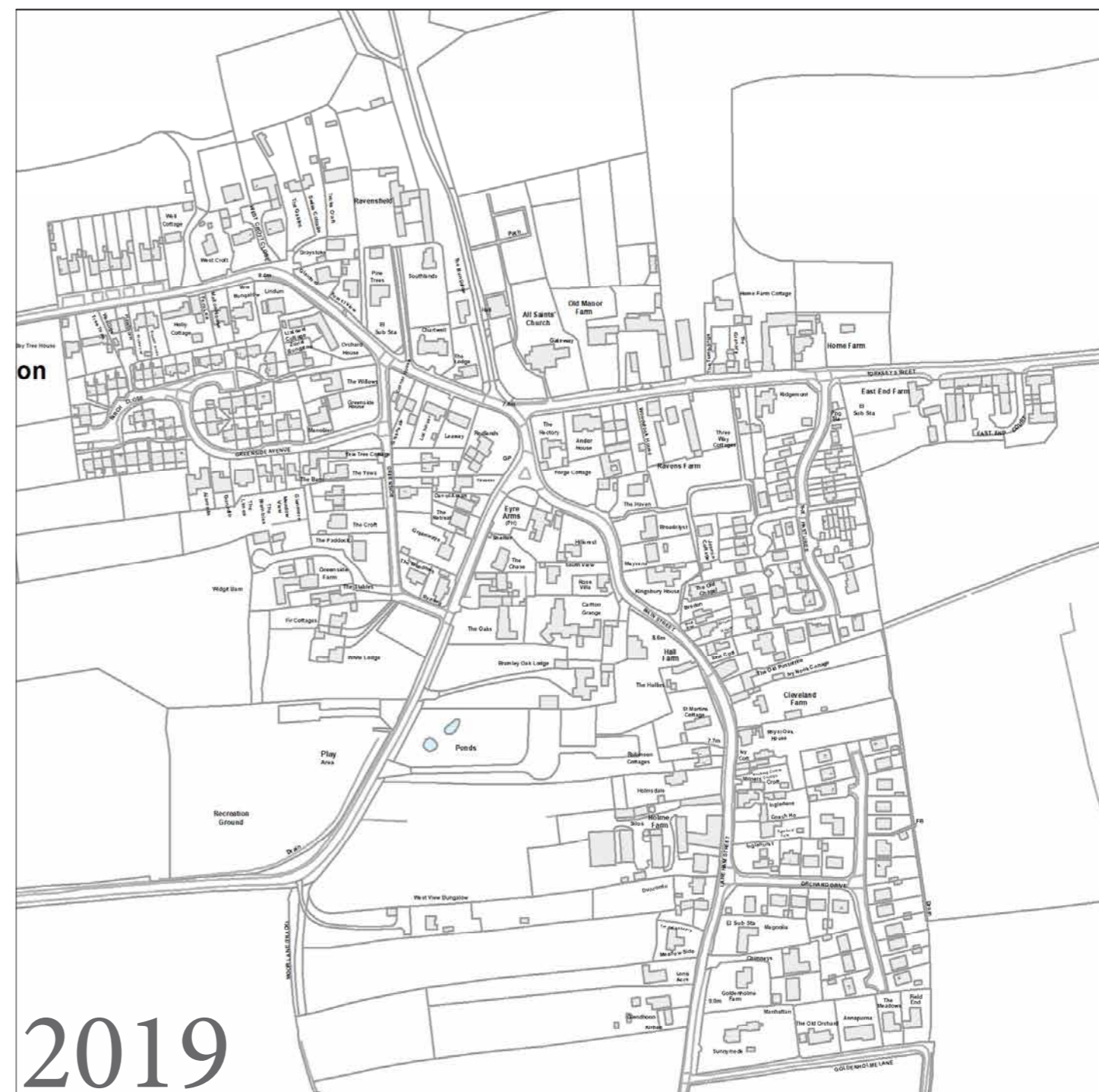


Fig 71: Rampton, 2019

Village structure and development layout

3.16 The map at Fig 72 visually communicates Rampton’s development patterns, structure and layout, which is further discussed in the below paragraphs.

3.17 Positioned at the very heart of the parish, Rampton is a nucleated settlement whose centre is concentrated in and around the neighbouring landmarks of All Saints Church, the triangular green (Fig 73) and Eyre Arms Public House. The village’s four main central routes; (1) Treswell Road, (2) Torksey Street/Torksey Ferry Road, (3) Retford Road, and (4) Main Street/Laneham Street all converge at and radiate outwards from this central part of the village, ultimately extending out into the surrounding rural landscape.

3.18 Torksey Street and Torksey Ferry Road have a particularly straight alignment, which persists as it passes along the southern edge of Cottam Power Station and all the way to the banks of the River Trent, allowing long distance views eastwards along this route from the village core (Fig 74). Retford Road and Treswell Road both have generally linear, straight profiles but also accommodate occasional sweeping bends, some of which play an important role in how the vehicular approaches into the village western extents are experienced (as discussed within the ‘Landscape Character’ section of the report). More meandering in character is Main Street/Laneham Street, which has distinctly winding profile as it moves towards the village centre, resulting in a series of evolving, sheltered views.

3.19 The remainder of the village road network is comprised of more minor, secondary routes, most of which serve the purpose of facilitating vehicular movement into the village’s more modern, self-contained residential areas.

3.20 The vast majority of vehicular routes are lined by footpaths, and these are complemented by a number of dedicated pedestrian routes (Fig 75-76), which together allow for good levels of pedestrian movement across the village and out into its adjoining rural landscape. Many of these footpaths join up with the wider public right of way network and offer largely traffic-free links to nearby settlements such as Treswell, Cottam and South Leverton.

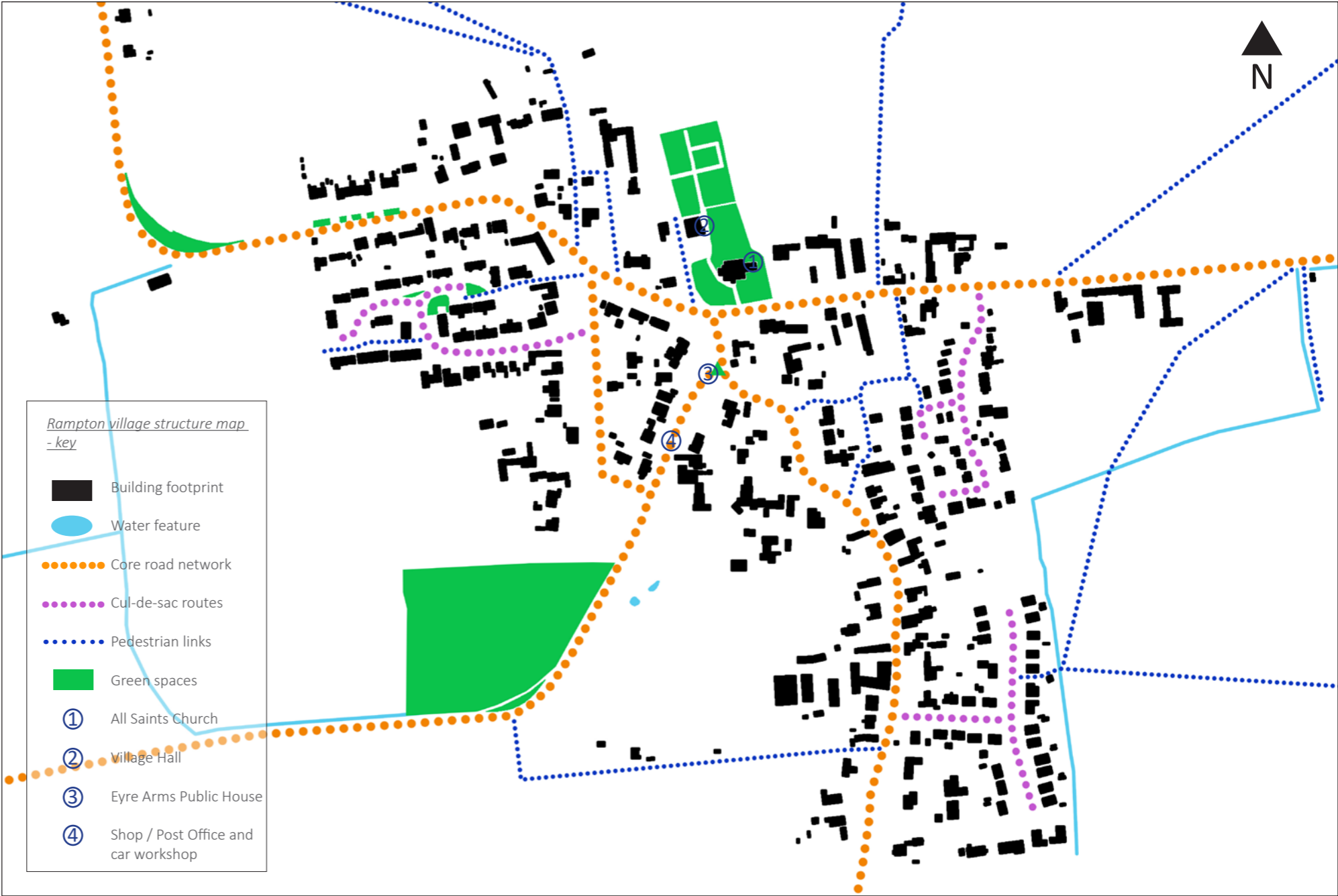


Fig 72: Rampton village structure map.



Fig 73: Today only a small proportion of the village green remains, having been gradually reduced in size across previous decades. However, despite representing only a small proportion of the original village green, the remaining triangular plot, located at a key central junction, continues to form an important centrepiece within the village.



Fig 74: Looking east along Torksey Ferry Road which leads to the banks of the River Trent.



Fig 75-76: Rampton is host to several intimate pedestrian pathways, which run unassumingly behind the village’s established building lines.



3.21 The settlement core, located in and around the village green, contains the greatest mix of uses in the village accommodating key local services and facilities such as the village hall (Fig 77), the Eyre Arms Public House (Fig 78), and All Saints Church and burial grounds (Fig 79), whilst a mere 90m south of the green lies a small but greatly valued commercial and retail grouping that includes a post office and convenience store, petrol station and mechanics. This diverse mix of land uses makes for a distinct and identifiable village centre.

3.22 Away from the village centre non-residential land uses are few and far between, the sole notable exception being Pinder Park (Fig 80), a large play and outdoor recreation space, located at the southern end of Retford Road. Accommodating an array of children’s play equipment, a multi-use games area, playing pitches and seating areas, the park is a key community asset and the regular focus of organised events and local leisure activities.

3.23 Across the remainder of the village’s built extents, residential properties comprise the majority of Rampton’s building stock, and are accommodated both along the established central road network, and also within several large, self-contained cul-de-sac developments. Those dwellings positioned along the village’s main vehicular routes are mostly detached and sit within individual plots of varying sizes and shapes; some narrow and long, others more broad and wide. The positioning, orientation and spacing between these roadside dwellings varies significantly across the village, as does their individual architectural styles and forms, a reflection of the piecemeal and incremental manner in which they



Fig 77-79: The village hall (top-left), Eyre Arms Public House (top-right) and All Saints Church (bottom) form a trio of community-orientated uses at the very heart of Rampton.

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came forward and their differing construction eras. There are however, occasional pockets of more uniform, coordinated development also to be found along the village’s central road network, where dwellings adhere to similar principles in terms of their positioning, orientation and layout in relation to the roadside and neighbouring dwellings. Such groupings are typically local authority-built, the most notable example being the dwellings that sit either side of the western end of Treswell Road and frames the north-western gateway to the village.

3.24 Elsewhere in the village, more recent housing development has generally been delivered within large, planned residential schemes on what was formerly greenfield land on the settlement edges, such as Greenside Avenue and Birch Close (Fig 81), Orchard Drive and The Pastures. Each of these self-contained residential cul-de-sacs are accessed from a single dedicated road, with housing then arranged in a regular, regimented manner around this central route. Within these planned developments there is a much greater degree of uniformity in terms of plot sizes and shapes, and building orientation, positioning and spacing. In most circumstances, dwellings face directly on to the street and follow the same building line, whilst spacing between units is more consistent, and typically less generous than that seen in the older parts of the village, resulting in higher density development.



Fig 80: Positioned at the southern end of Retford Road and directly abutting the wider agricultural landscape, Pinder Park is Rampton’s largest green space.



Fig 81: Deviating from the layered and gradually delivered residential forms that enclose historic road network, are a number of large modern housing developments delivered on previously undeveloped, greenfield sites along the village edges.

Village character and qualities

3.25 For the purpose of a more detailed assessment of the individual areas which comprise the village, this study divides Rampton into a number of distinct character areas, each of which are defined by a collection of similar features and characteristics. 5 different character areas are identified in total. These are denoted on the map at Fig 82 and each is discussed in detail across the pages that follow.

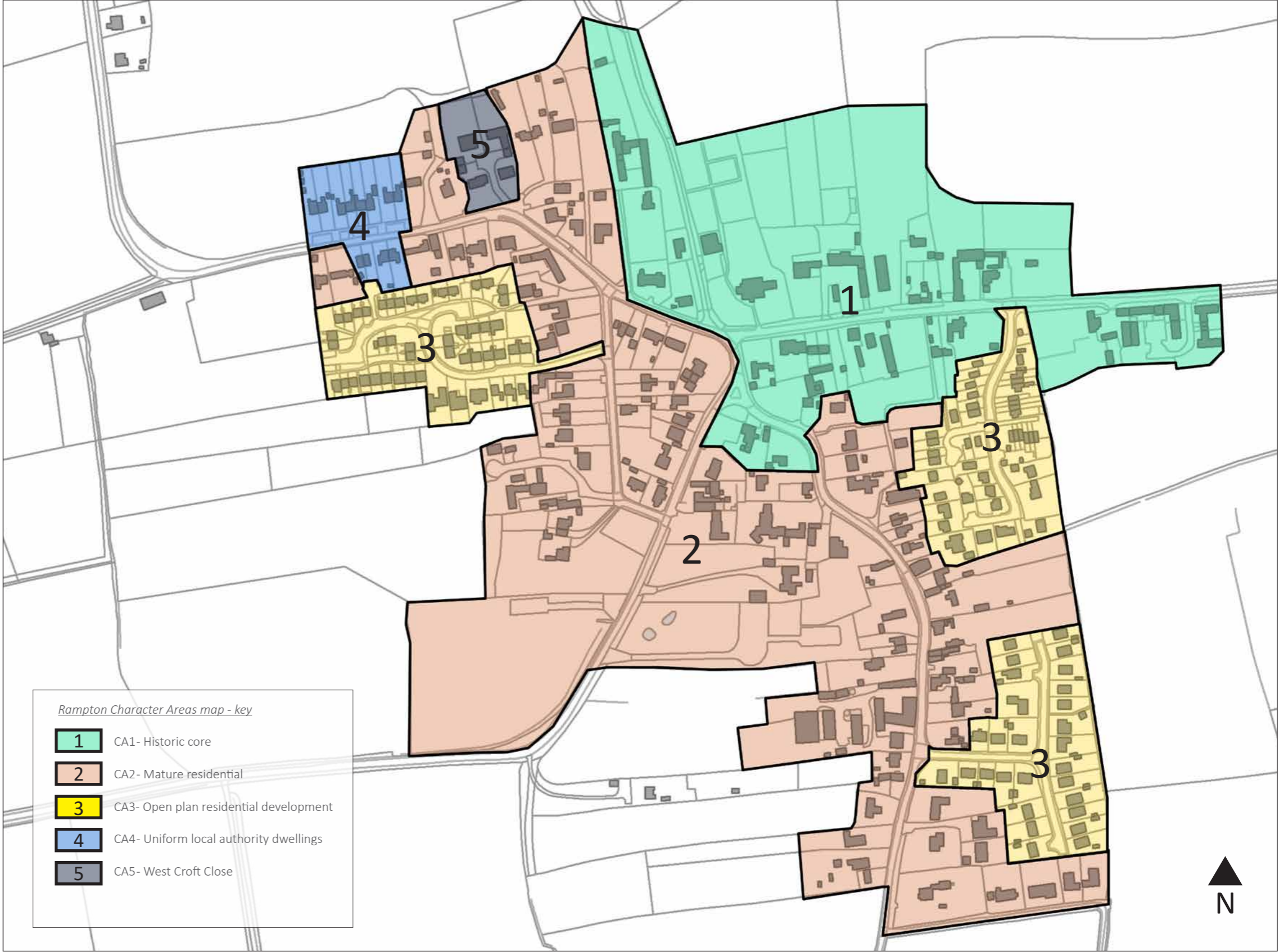


Fig 82: Rampton Character Areas map

Character Area 1 - Historic core

Character Overview

3.26 Character Area 1 (Fig 83) covers Rampton's historic village core. It extends north from the Eyre Arms Public House and village green and then wraps around the southernmost parts of the former Rampton Manor estate, All Saint's Church and its expansive grounds, and the properties that edge Torksey Street and Torksey Ferry Road.

3.27 The settlement's most diverse quarter in terms of land uses, Character Area 1 hosts key community assets such as All Saints Church and burial grounds, the village hall, the Eyre Arms pub, as well as multiple private residences and a number of farmsteads and agricultural structures. These buildings are loosely arranged and distributed in an irregular fashion, with orientation and positioning varying from building-to-building and each individual property taking their own bespoke approach to layout. This uncoordinated and variable approach to building arrangement is a reflection of the incremental and piecemeal manner in which development has historically been delivered within this part of village. More consistent are the generously sized garden plots that many of the buildings of Character Area 1 lie within, which often results in generous distances between neighbouring properties and a spacious, low density built environment.

3.28 Containing numerous recognised heritage assets, Character Area 1 is a Rampton's most historically rich and visually compelling part of the village, hosting many of the settlement's finest and most significant period properties and historic landmarks. Foremost amongst these is the Grade I listed All Saints Church (Fig 84). Positioned in a slightly elevated on a prominent corner site at the heart of Rampton, the church functions as an iconic centrepiece within the village townscape, featuring in many of Rampton's most distinct and handsome local views. However, it is from within the more open and spacious churchyard grounds that the true grandeur of the church and its coursed rumble and ashlar exterior can be appreciated in its entirety (Fig 85). Indeed, the church's handsome historic aesthetic is very much enhanced by the pleasant, partially wooded churchyard grounds within which it lies, the southern end of which are bounded by traditional stone walling (Fig 86), dense holly hedgerows and several towering Lime and Sycamore trees to create an attractive outer edge to the church grounds and a distinct frontage along the northern side of Torksey Street (Fig 87). The mature planting along the churchyard boundaries also serves to enclose the space and give it a sheltered and serene ambience.

3.29 This air of tranquillity and seclusion from the rest of the village townscape is even more acute within the churchyards northern extents (Fig 88- 90), which are tucked away to the rear of the church and behind the village hall, and have a strong visual connection with the adjoining rural landscape setting.

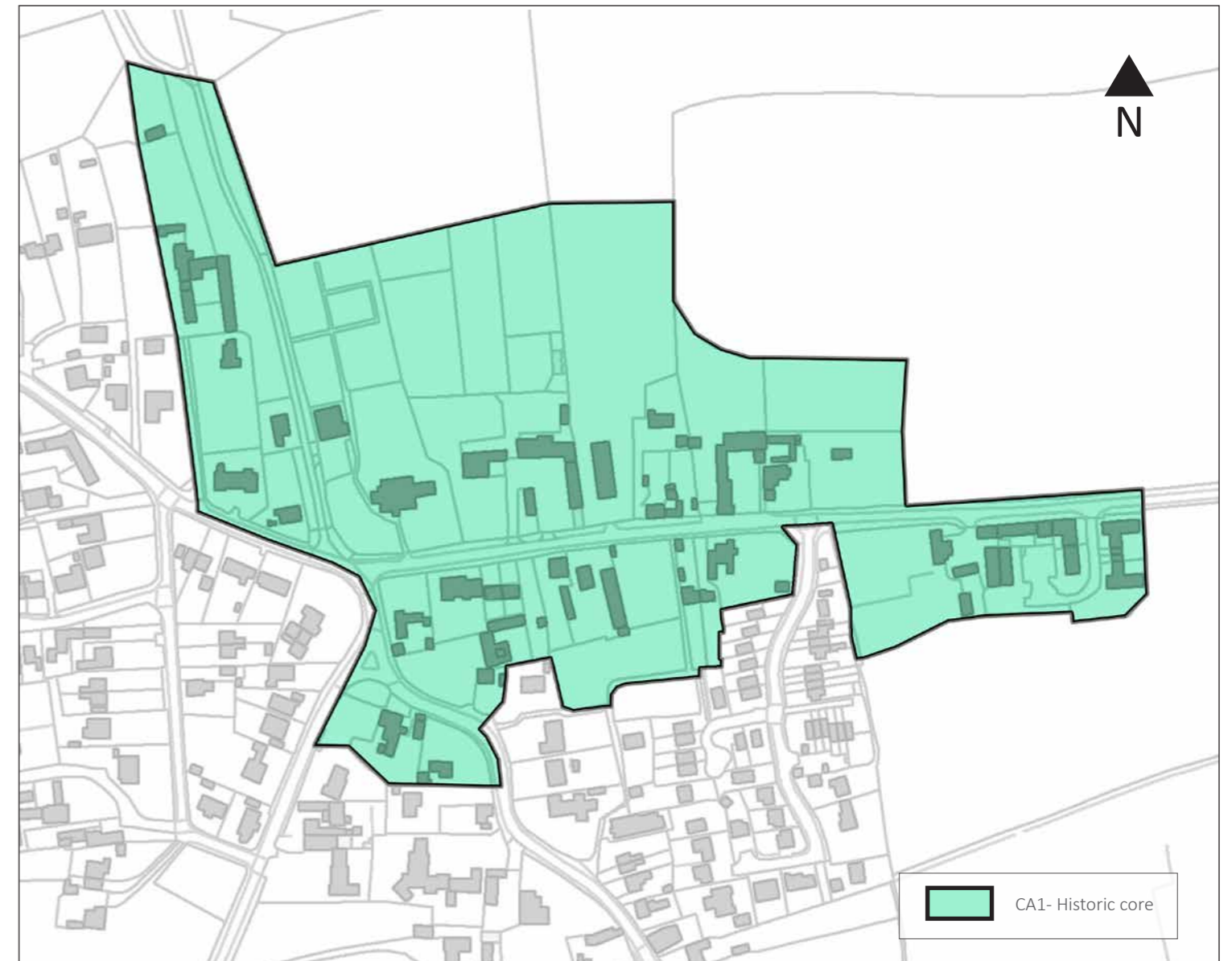


Fig 83: Character Area 1 map.



Fig 84 and 85: The Grade I listed All Saints Church is Rampton's most historic, sizeable and elegant structure, and these attributes, coupled with its prominent and central positioning within the village, make it a key focal point. Primarily of 13th-17th century construction, but also incorporating a 10th century Anglo-Saxon column, and the focus of restoration works in the late 1800s, the church has a distinct profile and form, comprising an protruding west tower topped with a battlemented parapet, and north and south aisles, south porch nave and east chancel. The grey tones of its coursed and uncoursed stone, ashlar and slate materials palette help to further differentiate the church from the rest of the primarily red brick townscape that characterises many of the village core's more domestic and agricultural buildings, therefore accentuating the church's role as a key landmark building.



Fig 86 and 87: The stone boundary walling and mature trees that form the southern edge of the church grounds are both important components of the church setting as well as hugely positive elements within the village streetscape.



Fig 88 - 90 (left and above): The burial grounds to the north of All Saints Church feature lush expanses of lawn bisected by a network of pathways. A combination of tree and hedgerow planting encloses the space, though a sufficient degree of openness is retained along the eastern edge to allow a visual connection with the adjoining rural landscape setting. Second only to Pinder Park in terms of size, this large, formally landscaped green space has a tranquil atmosphere that offers opportunities for peaceful relaxation and reflection.

3.30 Accommodated within the immediate setting of the church are a further three listed structures, all of which have associations with the former manor estate; (1) the early 16th century gateway to the original manor; (2) the mid-19th century gateway to the new manor house, and (3) the early 18th century Manor Farmhouse.

3.31 The 16th century gateway lies to the immediate north-east of the church in a particularly verdant and overgrown section of the churchyard (Fig 91). Featuring a mix of red brick, ashlar and terracotta, the Grade I listed gateway and walling is all that survives of the 16th century Rampton Manor and contains a multiplicity of interesting details and inscriptions, including the coats of arms of the Stanhope and Babington families, together with a Tudor rose and crown.

3.32 Built of ashlar and somewhat mimicking the design and proportions of the older 16th century gateway, the more recent mid-19th west gateway (Fig 92) is a significant historic monument in its own right, as reflected in its Grade II listed status. Positioned along Treswell Road at the entrance to the wooded driveway (Fig 93) to the 1853 Manor estate, the gateway was designed by the talented Scottish-born, London-based architect William Burn. Today the gateway forms a eye-catching, landmark monument at the village core, where it makes a significant contribution to the setting of All Saints Church.

3.33 Sitting to the east of All Saints Church, and set back from the road within ample private grounds, is the Grade II listed Manor Farmhouse, which was built in the early 18th century in what was once the Manor's old front courtyard. Departing from the grey tones that characterise the church and two gateway structures, Manor Farmhouse (Fig 94) and boundary walling (Fig 95 and 96) are built of red brick. Despite its stately aesthetic and grand scale, little of the Farmhouse's elegant and well-proportioned 5-bay facade can be seen from the road due the imposing walls and thick foliage that encloses its grounds, with only slight aspects being available towards the buildings upper level and distinct double-gabled roof.

3.34 Much more open to the public realm of Torksey Street are Manor Farmhouses associated outbuildings (Fig 97), which are arranged around a large central space in a



Fig 91-93: Rampton enjoys the enviable distinction of possessing not one, but two, handsome, historic gateway structures, each associated with the manor estate; one of 16th century origins (left), which stands within the churchyard grounds, and a 19th century gateway (middle and right) that benefits from a more prominent siting at the junction of Torksey Street and Treswell Road.



Fig 94-97: Manor Farmhouse (above left) is a Grade II listed building, positioned to the immediate east of All Saints Church. It has a double-gabled, parallel roof finished in slate and featuring four large chimney stacks, one emerging from each gable end. The red brick frontage has a symmetrical 5-bay arrangement, with a central doorway at ground floor flanked on either side by two glazing bar sashes with flush wedge lintels and keystones. At first floor level there are 5 similar windows, which sit above a moulded red brick band. The listing also extends to a small, single-storey pantiled- roof outbuilding that is attached to rear right of the farmhouse, and also to the extensive red brick boundary walls (above centre), which are topped by ashlar coping and feature elegant, integrated piers (above right). This walling making a significant contribution to the visual quality and character of the adjoining streetscape. Not covered by the listing, but still very much of merit in character and heritage terms, are the courtyard cluster of fine vernacular outbuildings, situated just east of the farmhouse (left).

classic courtyard layout. Though not forming part of the listing, this attractive grouping of vernacular farm outbuildings, which include a stables block and large hipped roof barn, stand as a striking and locally distinct structures in their own right, and are important monuments to the village's agricultural past.

3.35 Some 30m east of the Manor Farmhouse lies the fifth and final listed building situated within Character Area 1; the late 18th century cottages of 'The Granary' and 'The Tumbings' (though refereed to as 'The Cottage, Rose Cottage and No.3' in the official listing). This pair of traditional cottages (Fig 98) are formed of red brick with pitched clay pantile roofs that feature coped gables and brick chimney stacks along the ridge. Their façades are defined by a mixture of differently shaped and proportioned white timber framed sash and casement windows with glazing bars.

3.36 In addition to the above designated heritage assets, there are several buildings dispersed across Character Area 1 which have been identified by Bassetlaw District Council as non-designated heritage assets. Though not benefiting from statutory listing, these properties have been demonstrated to hold a certain interest and significance, and all make a positive contribution to the village townscape and add to its richness of character. Within Character Area 1, the following buildings benefit from non-designated heritage asset status, and images and brief descriptions each can be found across Fig 99-106:

- The Lodge, Treswell Road (Fig 99)
- Outbuildings at the Rectory, Main Street (Fig 100)
- Andor House, Torksey Street (Fig 101)
- Woodstock House, Torksey Street (Fig 102)
- Barn at Ravens Farm, Torksey Street (Fig 102)
- East End Farmhouse, Torksey Street (Fig 103 and 104)
- East Farm buildings, Torksey Street (Fig 105 and 106)
- Three Way Cottages, Torksey Street (Fig 107)
- Home Farmhouse, Torksey Street (Fig 108)



Fig 98: The charming cottages of The Granary and The Tumbings stand prominently along Torksey Street where their simple, authentic vernacular aesthetic is complemented by a pleasingly informal setting, with grass verges extending outwards from the base of the dwellings, and attractive planting, including number of climbers, which clamber across and contrast pleasingly with the red brick facade.



Fig 99: Set behind a boundary of manicured hedgerows, The Lodge is a modest but important historic landmark. Constructed in 1853 as part of the new Rampton Manor estate, the lodge building is thought to be designed by William Burn, who was also architect of the listed adjacent gateway. A charming, quaint single-storey, red brick property with slate roof hipped roof, distinctive feature central chimney stack, and projecting porch, The Lodge is an important and well-preserved remnant of the old manor estate.



Fig 100: Standing just east of the village green are a pair of red brick outbuildings, which were the coach house and stables to the village vicarage. Both share a similar two-storey, pitched pantile roof form and aesthetic, but also display their own unique traits; the west outbuilding is late-18th century and features tumbling-in on gables, also has coped gables and brick arches, whilst the east building is early-19th century and features two pairs of timber side-hung doors with single timber lintel above.



Fig 101: Now a private residence, the early 19th-century former vicarage building is one of Rampton's most arresting properties, with a robust red brick two-storey form topped by a shallow slate hipped roof, which overhangs the building façades. Its imposing brick stacks, each topped a pair of more delicate chimney pots, project upwards from the southern and northern elevations and then continue to rise up above the roofline, giving the building a particularly unique upper profile.



Fig 102: Stood either side of an unsympathetically positioned modern single-storey dwelling are the barn at Raven's Farm (left) and Woodstock House (right). The former dates from the late 1700s or early 1800s and is a sizable two-storey, red brick structure with a long, linear form covered by a hipped pantile roof. As with many traditional agricultural barns in this part of Rampton, it displays a number of distinct and pleasing architectural details, including brick arches with stone keystones, dentilated eaves, and diamond pattern ventilators. Of a more residential character, Woodstock House dates from the late 19th century and features 6-over-6 vertical sliding sash windows across its red brick facade, which are arranged in a distinct offset, diagonal manner across the buildings north and east elevations.



Fig 103 - 106: Thought to date from the mid-1700s, the most easterly built grouping within Character Area 1, East End Farmhouse (far and centre-left) and East Farm buildings (far and centre-right)) are located along the northern edge of Torksey Ferry Road. The farmhouse stands perpendicular to the road, its principle facade overlooking large private gardens. Built for Anthony Hardolph Eyre of Grove Hall, the farmhouse has a large concrete tiled hipped roof, which sits above a its red brick form. White framed, timber fenestration, mostly sash windows divided by timber mullions, enliven the building elevations. East of the farmhouse stand a group of outbuildings arranged in a courtyard layout, similar to that seen at Manor Farm and Home Farm. The large threshing barn, which stands with authority upon the roadside is the largest and most prominent structure, whilst a series of single-storey buildings, including a stables block, complete the cluster. The focus of residential conversion works in recent years, as well as the introduction of new dwellings to its immediate east, the outbuildings have lost a degree of their authenticity, the replacement of the original main threshing barn doors being particularly regrettable. Despite this however, the buildings of East Farm still stand as important local heritage assets and buildings of positive character.



Fig 107: Set back from the road behind a front garden containing two small detached outbuildings, which originally functioned as the coach house, stables and store, Three Ways Cottage is a large, two-storey farmhouse property. Built of red brick, but painted white, the dwelling has hipped roof and projecting pitched gable that also incorporates a mono-pitched porch at lower ground level. The use of pantiles across both the farmhouse and outbuildings helps to unify this Late-18th/early-19th century grouping.



Fig 108: Home Farm is yet another traditional courtyard farmstead grouping located within Rampton's historic north-eastern end. Comprising a L-shaped farmhouse, a large two-storey threshing barn and a long single-storey outbuilding, Home Farm stands open to the road within private expansive grounds. The red brick work of the farmhouse has been painted and its original fenestration replaced by generic uPVC replacements, whilst corrugated fibreboard has been introduced to the outbuilding opposite. However, despite these alterations, Home Farm still stands as a great example of a local vernacular farm architecture, the central threshing barn in particular having retained many original elements, including its large timber doors and multiple diamond-shaped air vent brickwork.



Fig 109: Positioned at the junction of Main Street and Retford Road, The Eyre Arms Public House and neighbouring outbuildings form a key landmark and at the centre of the village. The pub has a 3-bay facade, with centrally positioned pitched porch at ground level. The symmetrical make-up of the buildings front elevation is reinforced by the two chimney stacks that emerge from along the ridge at each gable end.



Fig 110: Present on the 1884 maps, Ridgemount stands perpendicular to Torksey Street where its extensive east-facing facade overlooks handsomely landscaped gardens. Though the subject of extension and personalisation works down through the years, the dwelling's original 3-bay facade and pitched roof form can still be appreciated, and the building very much feels at home amongst the other historic, red brick properties of Torksey Street.



Fig 111: Another of Rampton's traditional farmsteads, Ravensfield stands in a secluded, backland site along the western side of the driveway to the 19th century manor. Though its integrity has been somewhat diminished by numerous alterations down past decades, the buildings intact courtyard layout and historic association with the Rampton Manor and its make it a notable local historic property.



Fig 112: Located in a heavily-wooded, sheltered setting, only the slate roof and upper extents of red brick Southlands residence can be viewed from the driveway to Rampton Manor. Denoted on the 1884 maps, the dwelling appears to have originally functioned as the farmhouse to the courtyard of outbuildings that today form the adjacent Ravensfield property.

3.37 Within Character Area 1 there are several buildings that contribute positively to the village character owing to their either their historical associations, architectural style, visual interest and/or location, but despite this, have not as yet been afforded any formal recognition of their heritage value or positive character. These 'Buildings of Local Merit', which have been identified through a comprehensive survey of the village townscape, include the following properties located in Character Area 1:

- The Eyre Arms, Main Street (Fig 109)
- Ridgemount, Torksey Street (Fig 110)
- Ravensfield, Treswell Road (Fig 111)
- Southlands, Treswell Road (Fig 112)

3.38 Modern buildings found within Character Area 1 (Fig 113-115), of which there are only a handful, have tended to utilise red brick as their primary construction material in an effort to integrate and merge into this historic quarter of the village.

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Fig 113-115 : Within Character Area 1 red brick has continued to be the building material of choice in more recently constructed properties.

3.39 Knitting together this historic built environment is rich array of mature and copious greenery (Fig 116-118). Grass verges, hedgerows and trees populate the roadside environment of Torksey Street and the eastern end of Treswell Road, where they contribute significantly to the overarching rural aesthetic of this part of the village. This green character is further reinforced by (1) the wooded remnants of the old Rampton Manor estate (Fig 119 and 120), (2) occasional glimpses of the wider rural landscape that are permitted by the often generous gaps between properties (Fig 121), (3) the extensive and handsomely landscaped private gardens seen at properties such as East End Farm (Fig 122) and Ridgemount, and (4) the presence of two of the village’s most significant green spaces; the village green and All Saints churchyard (Fig 123 and 124).



Fig 116-118 : The roadside environment of Character Area 1 is awash with flourishing greenery, including wide grass verges, hedgerows and multiple mature trees, which complement and accentuate the character of historic built environment which they inhabit.



Fig 119 and 120: The 19th century driveway that extends from Treswell Road into the old estate grounds of Rampton Manor benefits from handsome landscaping along its edges in the form of sculpted holly bushes and narrow grass verges. Upon passing the village hall, the driveway soon disappears into the densely wooded setting of 19th century manor, which is covered by an extensive Tree Preservation Order.



Fig 121: Gaps between buildings allow for a strong visual connection between Torksey Street and Rampton’s northern-eastern landscape setting, and such views help to reinforce the traditional agricultural character of this part of the village.



Fig 122: Large and relatively open private gardens with expansive lawns, such as that at Woodstock, are important elements of the green and spacious character that prevails along the edges of Torksey Street.



Fig 123 and 124: Character Area 1 possesses two of Rampton’s most historic and significant green spaces; (1) the village green (top), which with its attractive finger post sign and flower planting forms a landmark space at the junction of Main Street and Retford Road, and (2) the mature, secluded grounds of All Saints Church.

3.40 Equally important in its contribution to the cohesive character of Torksey Street and the north-eastern edge of Main Street are the significant stretches of red brick walling that front many property boundaries (Fig 125-128). Often topped with ashlar or concrete coping stones, and regularly combined with a backdrop of hedgerow and/or tree planting, red brick boundary walls are a defining feature of the streetscape of Character Area 1.

3.41 The common use of red brick across Character Area 1, in both residences, agricultural outbuildings, and boundary walling, coupled with the unrelenting and buoyant displays of greenery gives this part of Rampton an especially strong, consistent and well-defined traditional rural village character (Fig 129 and 130). In simple terms, it can be summarised as being a historic townscape dominated by two distinct textures and tones; (1) the rich reds of the brickwork that is on display across a many of the vernacular properties that edge the street network and (2) the tapestry of green tones of those many planted features that enliven the roadside environment and which compose the occasional views available out towards the wider rural landscape.

3.42 The cumulative result of the numerous distinctive, vernacular red brick buildings, the thriving greenery, and the multiple landmark buildings and spaces found within Character Area 1, are a number of particularly splendid and enduring village views (Fig 131-135), many of which feature the tower of All Saints Church as a focal point and contain visually rich and beautifully framed foregrounds.



Fig 125-128: The extensive use of red brick and a common approach to garden enclosure and treatment is one of the defining features of Character Area1.



Fig 129 and 130: Given the wealth of handsome historic, vernacular buildings, it is not surprising that Character Area 1 features numerous distinct and memorable stretches of townscape, where several characterful buildings come together and, along with the wide array of green and leafy features, combine to form some of the village's most rich visually and unified environments.



Fig 131 and 132 (left and above): Travelling westwards along Torksey Street a series of evolving and beautifully-framed views can be gained towards the unmistakable profile of All Saints Church tower. Each of these views are enclosed by attractive 18th and 19th century vernacular buildings and towering trees, which together draw the eye forwards and provide picturesque and locally distinct foregrounds to the church tower.



Fig 133 and 134 (left): Closely congregated together at the junction of Treswell Road and Torksey Street, the historic grouping of All Saints Church, the 19th century gateway to Rampton Manor, and The Lodge, all appear in a single, historically rich and significant view, which is further enhanced by the attractive landscaping and stone walling that sits to the fore of these built forms.

Fig 135 (above): A timeless and locally iconic view towards All Saint Church and its mature, wooded setting is available from the village green, which is a long-standing and enduring landmark in its own right.

Character Area 1 - Summary

Key characteristics and features

- Loosely-arranged and spacious historic development patterns, with variations in building lines and orientation, spacing distances and plot sizes.
- Contains a diversity of land uses; residential, agricultural, community and ecclesiastical, and a number of the village's most valued establishment's, including All Saints Church, The Eyre Arms and the village hall.
- Significant number of well-preserved vernacular cottages, farmhouses and farmsteads arranged along the main road network, many of which are of recognised heritage value. The impressive vernacular farmsteads with distinct courtyard layouts give Character Area 1 a traditional agricultural village character.
- Dwellings are generally two-storeys and detached. Outbuildings are mostly single-storey, with the notable exception of often substantial threshing barns.
- Red brick is used extensively through the built environment, across both dwellings and farm buildings, as well as their boundary walls, which are a key feature of the streetscape. Slate and clay pantiles are the prevalent traditional roofing materials.
- Strong associations with Rampton Manor (Appendix 3) and host to several key remnants, including the two listed gateway structures and lodge building.
- The Grade I listed All Saints Church forms a centrepiece within Character Area 1, and its tower appears as a focal point within several of the best local views.
- The church grounds and village green represent two of Rampton's most historic and significant green spaces, and each are crucial elements to the character of the settlement. The former is adorned by an charming bespoke cast iron finger post sign (Fig 136), one of the most pleasingly pieces of street furniture in the village.
- Large private gardens with expansive lawns and handsome soft landscaping.

- Gaps between buildings allow for occasional views out towards the northern landscape setting (Fig 137), further reinforcing the rural village character.
- An abundance of mature trees, hedgerow planting and grass verges contribute to the rural village character and provide Torksey Street with a distinctly green and verdant edge. Particularly significant are the mature trees at All Saints Church, and the landscaping and woods that enclose the drive to Rampton Manor.
- Minimal road signage, the absence of surface markings and low traffic flows give Torksey Street and Torksey Ferry Road the appearance and ambience of a quiet rural lane with an informal character (Fig 138). East of the entrance to The Pastures, this informal rural character becomes even more pronounced with the absence of raised kerbs and defined footpaths, and only simple, unenclosed grass verges hugging either side of the road.



Fig 136: A beautifully crafted finger post sign stands at the centre of the village green.



Fig 137: Though displaying a primarily enclosed and sheltered character, Torksey Street features a number of instances where slight views of Rampton's northern landscape can be gained.



Fig 138: Character Area 1 displays a quintessential rural English village character.

Character Area 2 - Mature residential

Character Overview

3.43 Covering much of Rampton’s built extents, Character Area 2 (Fig 139) encompasses the many stretches of piecemeal residential development that has grown up along the village’s historic road network. Primarily the focus of linear roadside development, but also including some occasional pockets of tandem and backland development, Character Area 2 covers the entirety of Retford Road, Laneham Street, Greenside, and most of Treswell Road and Main Street.

3.44 Unlike the residential developments of Character Area 3, the housing found within Character Area 2 is generally not the dominant feature in the streetscene. Rather, housing and other built forms tend to be subservient to the mature deciduous and evergreen planting that populates the front gardens of many of the properties positioned all the village’s road network (Fig 140-142). As a result, Character Area 2 tends to display a high quality residential environment with a generally peaceful and semi-natural atmosphere, which is primarily characterised by the abundant green and natural features that enclose the street edges and cluster around individual properties.

3.45 Not only does the mature, planted roadside environment unify the townscape of Character Area 2 and provide attractive settings to many of its dwellings, but it also serves to create an enclosed and sheltered character to much of the

public realm, where narrow, linear views are often channelled through a tunnel of dense roadside greenery (Fig 143-146), and views out towards the wider village tend to be limited.

3.46 Also benefiting from the plentiful and mature vegetation of Character Area 2 are views to Rampton’s premier landmark building, All Saints Church, with those aspects available towards the church’s prominent tower generally displaying verdant foregrounds. Many of the best views from within Character Area 2 are found along Retford Road and the eastern half of Treswell Road, which are aligned in a manner that sees the church, in its centrally located grounds, feature prominently in views as one approaches the village core (Fig 147-149). However, even from those parts of Character Area 2 that are more insulated and visually detached from the church setting, such as at Greenside (Fig 150 and 151) and the western end of Treswell Road (Fig 153), occasional glimpses of the Grade I listed church, though not as dramatic or as perfectly composed as some of the best views towards the church, nevertheless serve as welcome highlights within these particular parts of the village.

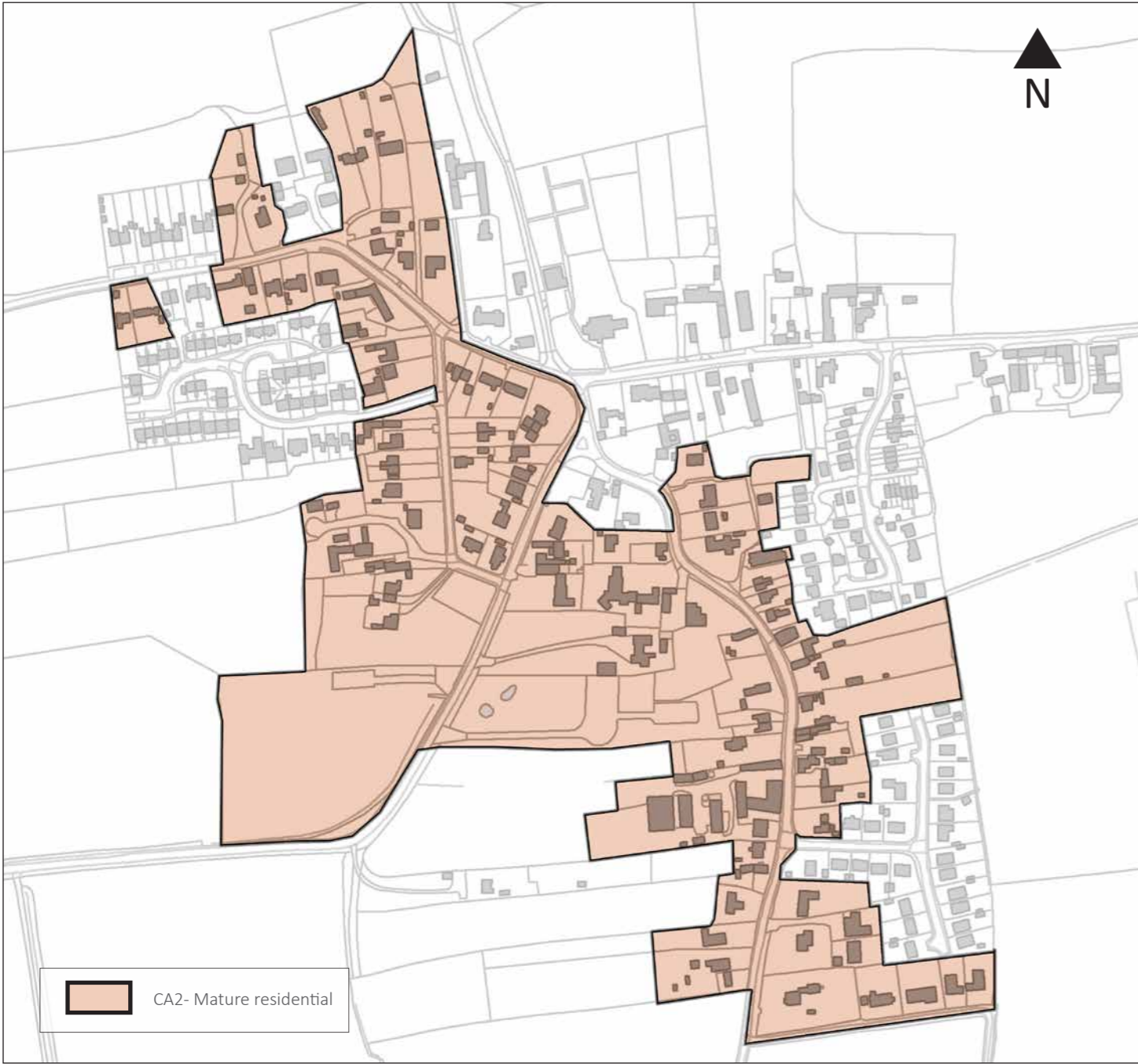


Fig 139: Character Area 2 map

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Fig 140 - 142: Throughout much of Character Area 2, buildings take second stage to the natural landscaping that dominates the street scene and often provides a verdant foreground and backdrop to the village dwellings.



Fig 143 - 146: Enclosing much of the road network that runs through Character Area 2 are mature trees and hedgerows, which give these streets well-defined and attractive leafy edges that serve to enclose the central route and create a sheltered and, at times, secluded sylvan character.

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Fig 147 - 149: Purposefully positioned at the heart of the village, where the historic road network converges, All Saints Church appears in beautifully composed views from along Treswell Road (top and middle) and Retford Road (bottom), each featuring an array of thriving greenery across their foregrounds.

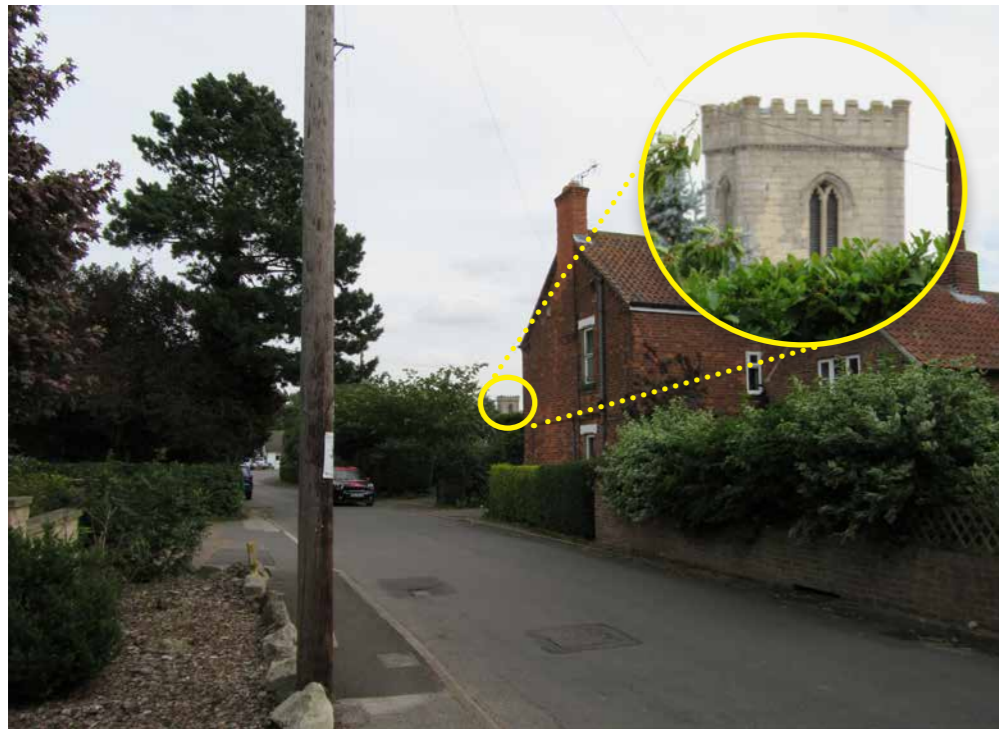


Fig 150 - 152: As well as hosting some of the most open and notable aspects towards All Saints, Character Area 2 also possesses a number of more slight views towards this iconic historic structure.

3.47 Also a characteristic of many of the residential frontages of Character Area 2 is red brick boundary walling, some stretches of which are of a historic character (Fig 153 and 154), others more recently erected (Fig 155), though all are typically supplemented with a backing of hedgerows and garden foliage. On Retford Road, red brick has also been utilised to construct a bespoke and locally distinct bus shelter (Fig 156), which merges perfectly into the streetscape where it forms a small-scale but charming and unique feature.

3.48 Behind these verdant and red wall boundaries, most individual dwellings tend to face towards the street and be set back behind front garden lawns, which across Character Area 2 vary in shape and size. However, within Character Area 2 there are regular pockets of uniform development patterns, where neighbouring properties display similarly sized gardens and a relatively consistent and established building line (Fig 157 and 159). The notable exception to this rule is the stretch of Main Street and Laneham Street located between Carlton



Fig 153: The traditional red brick walling that encloses Well Cottage and West Croft, with its stone coping, buttresses and traditional timber field gates, contributes substantially to the handsome wooded frontages that characterise this stretch of Treswell Road where an almost Arcadian character exists.



Fig 154: Backed by dense foliage, the red brick walling that encloses Hall Farm is a key historic streetscape feature along Main Street.



Fig 155: Red brick and hedgerows are also regularly utilised as the primary form of boundary treatment in the more modern stretches of development found in Character Area 2.



Fig 156: Though modest in scale, the beautifully crafted bus shelter, built in the 1950s through the efforts of the Parish Council, is a beguiling structure, which demonstrates the value of adopting a more considered, locally distinct approach to the design of even those smaller scale streetscape elements.



Fig 157 - 159: Consistent building lines, where dwellings are positioned to the rear of front gardens of equal depths, prevail across much of the residential environment of Character Area 2. These front gardens, which separate the dwellings from the public footways and roads and typically contain lawns and shrubbery, are an important component of the character of Greenside, Treswell Road, Retford Road, the northern end of Main Street and southern end of Laneham Street.



Fig 160 - 162: Where Main Street meets Laneham Street properties tend to take a much more individualistic approach to how they are positioned, spaced and orientated relation to both each other and the central road, with several properties abutting the public footpath.

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Grange and the entrance to Orchard Drive, which has a more varied building lines and development patterns (Fig 160-162), containing a higher concentration of 18th and 19th century properties, many of which adopt prominent positioning along the roadside and stand perpendicular to the central route.

3.49 Within Character Area 2 there are a number of built anomalies (Fig 163-168), which stray from the overarching linear, residential development patterns. Relatively few in number, and not representative of the general character of the streets they lie within, these developments bring some variety to the townscape of Character Area 2, sometimes to positive effect, but in other circumstances forming awkward and out-of-character presences.



Fig 163 - 165: Character Area 2 contains a number of instances where dwellings have been delivered to the rear of established roadside frontages. Much of this development type, commonly referred to as 'backland' or 'tandem' development, has been carried out on land that was previously private gardens. Such developments have been most sensitively delivered where their access driveways are well-landscaped, and low-key and subtle in their appearance (left and above left), minimising the visual impact of these developments the street edge. However, where accesses are wide and rather exposed (above right), they can create harm to the local character by creating stark voids in the existing roadside streetscene.



Fig 166: The neighbouring properties of Hall Farm, Bramley Oak Lodge and Carlton Grange form an expansive built complex along Main Streets eastern edge. Carlton Grange is a particularly formidable property, with a significant visual impact on the streetscene. Part agricultural conversion, part new build, this large residence is fronted by uncharacteristically imposing boundary walling and gates, which are not a feature common to Rampton's historic street network, where gardens generally display more subtle and softer landscaped edges of hedgerows, trees and occasional low red brick walling.



Fig 167: Character Area 2 hosts a small commercial and retail hub, comprised of a convenience store, petrol station and mechanics. Exposed to the road and with a rather harsh, urban appearance, dominated by hardstanding and devoid of landscaping, this grouping, though perfectly functional and providing important local services, are somewhat at odds with the more semi-natural residential character that prevails across much of Character Area 2.



Fig 168: Holme Farm contains several attractive traditional red brick agricultural buildings, which form a characterful frontage along this part of Laneham Street.

3.50 In terms of architectural styles, material and building scale and proportions, Character Area 2 contains a particularly disparate and varied mix of residential properties (Fig 169-182), with historic properties of 18th and 19th century origins, lining up alongside dwellings of early 20th century, post-war and modern day construction. This architectural diversity reflects the layered character of the townscape, where individual dwellings have been delivered incrementally on a one-by-one over numerous decades. Given the lack of architectural unity on display, the previously discussed profusion of green and planted features along the property frontages and roadside environment prove crucial to instilling a consistency of character to these mature residential streets, allowing dwellings of differing eras and design to stand comfortably alongside each other.

3.51 Though not host to any listed buildings, Character Area 2 does contain a number of non-designated heritage assets, and many of these buildings, which are listed below, stand out as being particularly distinct and attractive elements along the village road network:

- Wesleyan Methodist Chapel, Main Street (Fig 183 and 184)
- Hall Farm, Main Street (Fig 185-187)
- Ingledene, Laneham Street (Fig 188)
- The Hollies, Main Street (Fig 189 and 190)
- Cleveland Farm, Main Street (Fig 191 and 192)
- Barns at Holme Farm, Laneham Street (Fig 193)
- West Croft, Treswell Road (Fig 194)
- Holly Cottage, Treswell Road (Fig 195)



Fig 169-182: The use of brick is perhaps the only common characteristic seen across the diverse catalogue of residential properties that lie within Character Area 2, with building materials, detailing, scale and plan form, facade arrangements and proportions, and roof profiles generally differing significantly from one property to the next.



Fig 183 and 184: A private residence since its closure in 1992, the old Methodist Chapel buildings are set back from Main Street. Built in 1857, the chapel is one of Rampton's most distinct and eye-catching buildings. It has an elegant red brick form with slate roof, with symmetrical façade framed by buff brick quoins and hosting a central porch with gothic arched opening.



Fig 185-187: Nestled behind a boundary of the red brick walling and mature planting, Hall Farmhouse dates from the 17th century, but was the focus of brick remodelling in the 18th century. Owing to the dense planting along its boundary, only slight glimpses can be gained of the farmhouse's two-storey, painted brick profile, which includes a distinct cat slide slate roof, and timber joinery across its fenestration, including glazing bar casement windows.



Fig 188: Stood in a rather prominent and exposed site along Laneham Street, Ingledene is a 18th century farmhouse. Like many of the more historic properties located along Main Street and Laneham Street, the farmhouse's brickwork is coated in render. Though it is still possible to appreciate its original form and 3-bay facade arrangement, unsympathetic alterations, including the instantiation of uPVC widows and introduction of concrete roof tiles have somewhat diminished the integrity of the building.



Fig 189 and 190: Set in exuberant, beautifully landscaped grounds, The Hollies is a charming cottage building whose upper extents rise above the garden foliage to make a notable impression along Main Street. Positioned at an angle to the road, the cottage has a steeply pitched roof with slender chimney stacks positioned along the ridge.



Fig 191 and 192: The timber-framed Cleveland Farm is one of the oldest and most impressive properties within Character Area 2. Built in 1713, as confirmed by the bold inscription in the render of the otherwise largely featureless outward facing gable end, the farmhouse has a linear form that overlooks landscaped gardens, which are also hemmed-in on their eastern side by a small red brick outbuilding with pantile roofing.



Fig 193: Of similar design and aesthetic to Rampton's other vernacular farm clusters, the late-18th/early-19th century buildings to Home Farm include a large two storey threshing barn and single storey stables, animal sheds and store. The threshing barn features some particularly pleasing details, including stone dressings, diamond pattern ventilators, and full height openings with timber doors.



Fig 194: Almost entirely screened from view behind its handsome wooded frontage, the 18th century farmhouse of West Croft is one of the oldest dwellings on Treswell Road. It has a rendered facade and concrete tile roof with coped gables. Windows include early 20th century timber leaded casements and canted bays.



Fig 195: The 18th century Holly Cottage, which also includes some 19th century additions, is an attractive residence built in the local vernacular style. Its red brick form features Flemish bond brickwork and dentilated eaves. Chimney stacks emerge from along the ridge of its pitched clay pantile roof.

3.52 Elsewhere within Character Area 2, there are a number of other buildings that positively contribute to the character and richness of the village streetscene, but have not as yet been afforded any formal recognition of their heritage value or positive character. These ‘Buildings of Local Merit’ include the following properties located in Character Area 2:

- Orchard House, Treswell Road (Fig 196)
- Royal Oak House, Laneham Street (Fig 197)
- Yew Tree Cottage, Greenside (Fig 198)
- The Willows, Greenside (Fig 199)
- St Martin’s Cottage, Laneham Street (Fig 200)
- The Coach House, Laneham Street (Fig 201)
- The Gables and Swiss Cottage, Treswell Road- a pair of Edwardian semi-detached houses with steeply gabled roofs (circa 1910). They were originally built as manor estate workers’ houses, The Gables being for the gamekeeper and Swiss Cottage for the chauffeur.



Fig 196: The long linear principle elevation of the L-plan shaped Orchard House forms a striking frontage along Treswell Road, where it frames views westwards from the junction with Greenside. One of Treswell Road’s oldest properties, this large dwelling has a tastefully rendered facade, which overlays its red brick form.



Fig 197: Originally a public house and guest house, Royal Oak House still possesses the air of a landmark building despite having been converted to a residence in more recent years. It has an appealing aesthetic, defined by its half-red brick, half rendered facade treatment, ground floor bay windows, and shallow slate hipped roof with tall chimney stacks.



Fig 198 and 199: Yew Tree Cottage (left) and The Willows (right), each red brick dwellings built in the local vernacular style, stand as distinctive and attractive gateway buildings into the residential cul-de-sac of Greenside Avenue and Birch Close.



Fig 200: Present in the 1884 map, St Martin’s Cottage is a humble rendered dwelling with pitched roof flanked by chimneys at either gable end.

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Fig 201: Dating from the early 18th century, The Coach House is set back from the road to the rear of Ingledene, with whom it shares a common setting. The timber-framed Coach House displays many distinctive features, including a stepped-roof profile with clay pantiles and a centrally positioned, brick arched carriage entrance.

3.53 Character Area 2 is also host to two of the village’s largest open spaces; (1) The Eyre Arms car park, and (2) Pinder Park. However, the contrast between the two could not be greater. The Eyre Arms car park (Fig 202) lies to the immediate east of the pub building, right at the heart of the village, where its overly exposed, expansive tarmacked surface creates a wide, featureless void in the roadside environment, which jars with the wider semi-natural, enclosed appearance of the surrounding street network.

3.54 Positioned in a more detached, edge of village location, Pinder Park (Fig 203) is much more in sync with its wider setting and Rampton’s overarching rural village character. Hosting a variety of timber constructed play equipment, expansive lawns for ball games, and edged by seating benches, this space represents Rampton’s primary outdoor leisure and recreation space. Crucially, the park maintains a dense and mature planted boundary, which screens it from the traffic flows entering and existing the village along Retford, and also helps the space exist in a sensitive, visually unobtrusive manner alongside the adjoining rural landscape setting.



Fig 202: Covered in tarmac and enclosed to the rear by rudimentary panel fencing, the car park to The Eyre Arms has a harsh, urban appearance, which is at odds with the wider rural village character. A simple retrospective landscaping scheme, with trees and/or hedgerow planting, along the car park frontage would immediately enhance both the roadside environment and the setting of the public house.



Fig 203: Pinder Park was purchased by the Parish Council in 2002 for the enjoyment of the parish community. Positioned along Retford Road at the southern end of Rampton, the park hosts the village’s play area and football field. Popular with families and children, this recreation space has been sensitively designed to merge into its rustic, rural setting, with existing boundary planting having been retained and the play equipment constructed of timber posts and set within the expansive open lawns of the park.

Character Area 2 - Summary

Key characteristics and features

- Mature residential streets, with mostly detached dwellings, set along the roadside in a linear manner and generally facing towards the road and following common building lines. Main Street and Laneham Street display slightly more variable layout arrangements, with some dwellings positioned very prominently along the street and orientated perpendicular to the road.
- Individually designed houses, with a diversity of architectural styles and finishes, with more historic properties lining up alongside dwellings of post-war to modern day construction. Dwelling design is usually reflective of the prevalent tastes of the construction era. Red brick, sometimes painted or rendered, is the most common elevation treatment. There are a good mix of one and two-storey properties.
- Several well-preserved vernacular buildings, including some cottages, farmhouses and farmsteads. Main Street and Laneham Street contains a particularly high concentration of non-designated heritage assets and Buildings of Local Merit.
- Mature and heavily planted front garden lawns and boundaries (Fig 204- 207), which are only punctuated by narrow and understated access drives. This abundance of trees and hedgerow planting screens many properties from view, and affords them a sheltered and private setting. It also creates a handsome green edge to the village streets, creating a sheltered and tranquil atmosphere, and also unifying the architecturally varied built environment.
- Several mature, landmark trees, some of which are the subject of Tree Preservation Orders.
- Red brick boundary walling, often topped with coping stones, is a common characteristic along property frontages. Particularly handsome and historic stretches of such walling can be found at West Croft and Hall Farm.
- Key views towards All Saints Church from along Retford Road and Treswell Road.
- Host to Pinder Park, a large green outdoor recreation and leisure space with an appropriately discreet and sensitively landscaped

aesthetic that respects its edge-of-village location.

Negatives features

- Occasionally out-of-character boundary treatments, such as generic, off-the-shelf panel fencing (Fig 208) or overly imposing walling with security gates (Fig 209), have been favoured over more locally distinct hedgerow and tree planting and modest red brick walling, disrupting the otherwise mature and unified aesthetic of the property frontages and street edges.
- A number of developments have strayed from the overarching semi-natural appearance of Character Area 2, having removed or rejected landscaping, and allowing built forms and hard-surfaces dominate. Examples include West Croft Close, the local convenience store and mechanics on Retford Road, and the car park to the Eyre Arms, all of which fail to respect the area's defining verdant character.



Fig 204 and 205: Leafy, planted front boundaries and garden lawns characterise the high-quality residential environment of Character Area 2.



Fig 206 and 207: So vibrant and unrelenting are the planted frontages along the Character Area 2 streetscape that certain lengths of the roadside environment resemble mature parklands, with the abundant, thriving tree and hedgerow specimens obscuring the built forms that lie behind.



Fig 208 and 209: Given the significance of boundary trees and hedgerows to the identity of Character Area 2, where such features have been stripped back and replaced with less locally distinct and more formal, physically imposing boundaries, it usually results in an awkward and uneasy relationship with the neighbouring frontages.

Character Area 3 - Open plan residential developments

Character Overview

3.55 Character Area 3 (Fig 204) comprises the self-contained residential developments of Greenside Avenue and Birch Close, Orchard Drive and The Pastures. Constructed across the latter half of the 20th century, these housing estates are arranged around a dedicated access road and share a similar open plan character, with houses set behind unenclosed lawns and driveways that allow for unhindered views of the building façades (Fig 205- 208). On the rare occasions where boundary treatments have been introduced, these usually take the form of low-lying hedgerows or walling, and therefore tend to maintain a degree of openness at the front the host property. Occasionally, along the side and rear properties, lengths of tall, off-the-shelf panel fencing have been used to define and secure boundaries, and though functional and effective for this purpose, this form of boundary treatment tends to sit uneasily in the otherwise open plan environment , creating imposing and inactive frontages along the internal routes.

3.56 Across the cul-de-sac layouts, street profiles are usually wide, with footpaths edging either side of the road (Fig 209). This wide street profile, combined with the set back positioning of the properties and their open plan gardens tends to make for a particularly spacious residential environments (Fig 205). This sense of spaciousness is particularly acute along those stretches of townscape where single-storey bungalows are the predominant dwelling typology.



Fig 205 - 208: A defining feature of many of those properties that sit within Character Area 3 is the open, unenclosed character of their front gardens, whose lawns extend outwards and appear to almost merge into the adjoining public realm.



Fig 209: At Orchard Drive the open plan gardens, wide street profile, and low building heights combine to create an enhanced sense of spaciousness within the internal cul-de-sac.

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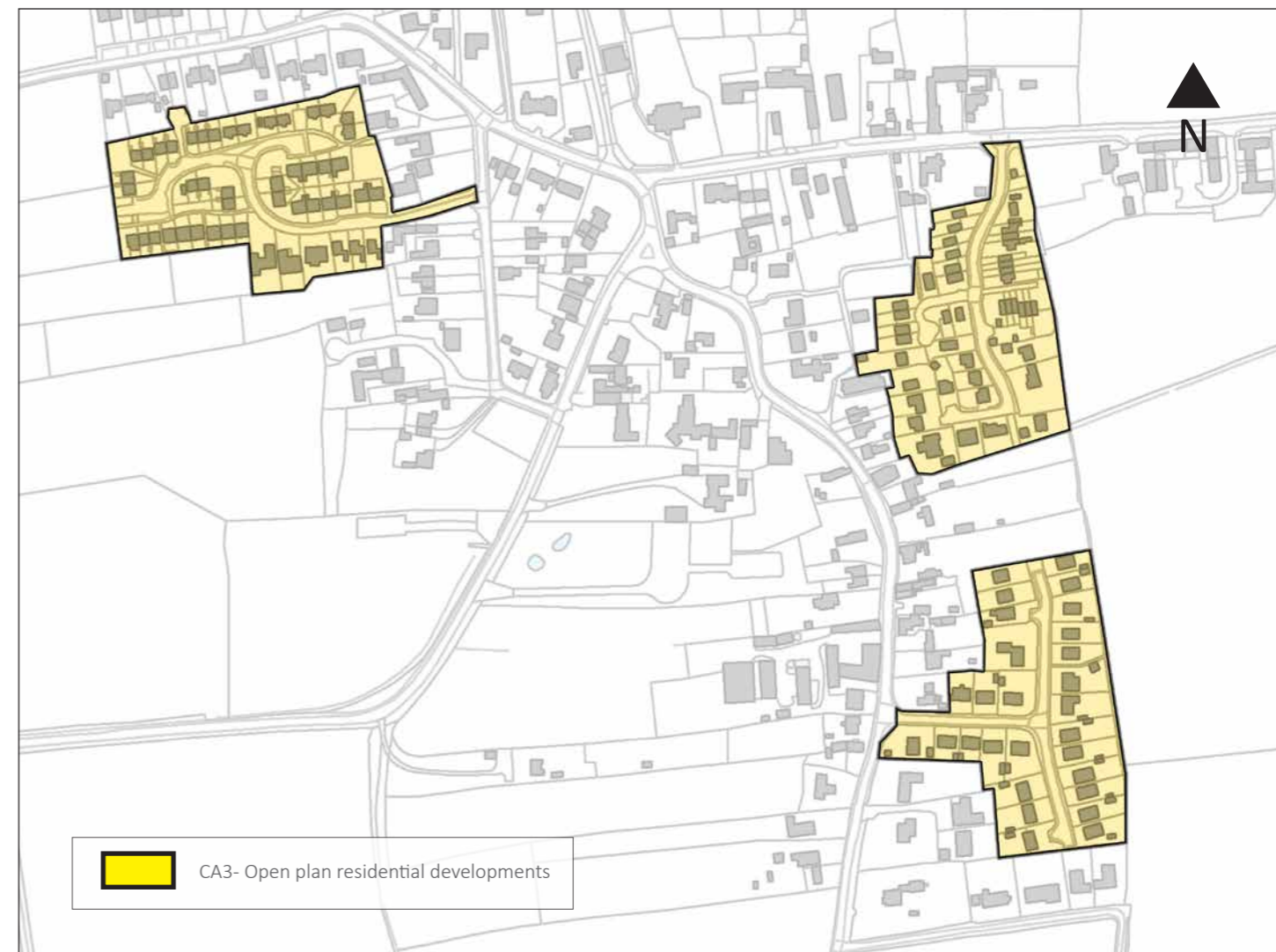


Fig 204: Character Area 3 map

3.57 At Greenside Avenue, Birch Close and Orchard Drive rows of housing typically follow a similar building line, face directly towards the central route and are spaced at regular intervals. Similarly, plot sizes and shapes are generally consistent. Such regimented housing arrangements give these developments an orderly, disciplined character. The Pastures is somewhat less uniform in its arrangement of homes, which can be attributed to the phased manner in which this development came forward. Here the variation in plots sizes, and building orientation and spacing is particularly apparent at the end of the two small internal cul-de-sacs where dwelling layout has been dictated by the more constrained, somewhat awkward, site conditions.

3.58 Spacing distances between buildings, though consistent, are generally minimal, resulting in housing densities that are notably higher than seen elsewhere in Rampton. Consequently, these compact rows of housing tend to create a rather enclosed townscape that often feels disconnected and separate from the rest of Rampton, with views out towards the wider locality being somewhat limited. This is particularly true at Greenside Avenue and Birch Close, which possess a high percentage of semi-detached and terraced properties that combine to form visually impenetrable walls of residential development.

3.59 Crucially however, despite the general lack of visual connectivity with the wider village townscape and rural landscape setting, there are a number of isolated instances where built and natural elements from beyond the immediate residential enrichment come into view (Fig 210-217). Such views of the wider locality typically take one of two forms; (1) glimpses of those taller landmark structures of All Saints Church and Cottom Power Station, which by way of their substantial scales manage to rise up and appear above the residential rooflines, and (2) open views out towards the adjoining rural setting , which are facilitated by occasional breaks in the building line and the edge-of-settlement positioning of these housing estates. Given the otherwise fairly indistinct and monotone aesthetic of the townscapes that fall within Character Area 3, these aspects toward local landmarks and the village's handsome countryside setting are particularly important, creating some memorial, distinctive moments within these residential environments and forming important visual links with the village's historic core and the adjoining rural landscape.



Fig 210 and 211: Glimpses of the unmistakable battlemented top of All Saints Church give the otherwise rather generic and unremarkable townscapes of Greenside Avenue (top) and The Pastures (bottom) an important visual link to Rampton's historic core and the village's key landmark building.



Fig 212 - 215: The distinct profile of Cottam Power Station emerges in a number of views from within the residential developments of Character Area 3.



Fig 216 and 217: Wide, panoramic views out towards Rampton's landscape setting can be gained from Orchard Drive (left) and Birch Close (right). These views provide an important visual connection with the wider rural countryside, whose presence could otherwise be easily be forgotten from within the insulated, self-contained, suburban appearing housing developments of Character Area 3.

3.60 Across the individual open plan developments of Character Area 3, building design and appearance varies. Some areas are comprised of properties of uniform designs and a consistent architectural language. For example Orchard Drive (Fig 218 and 219) is formed entirely of small single-storey dwellings finished in reddish-brown brickwork and topped by shallow pitched roofs with concrete tiles and small brick chimney stacks, and aside from some variation building orientation (those dwellings along Orchard Drive's eastern edge are gable fronted) and fenestration finishes, each dwelling is much the same as its neighbour in terms of materials and architecture.

3.60 Greenside Avenue and Birch Close (Fig 220 and 221) is also largely one-dimensional in terms of their architecture, with the majority of dwellings being of 1970s construction and displaying a rather plain red brick aesthetic with simple pitched roofs. The occasional inclusion of chimney stacks or enclosed porches at these one and two-storey dwellings represent the only architectural features that bring some personality to these otherwise utilitarian housing designs. Slightly diluting the architectural uniformity of Greenside Avenue is a small grouping of more modern detached dwellings that lie along the southern edge of the estate. Of 1990s construction, these 6 dwellings (3 two-storey and 3 bungalows) display brown brick elevations, and include a variety of distinctive features including front facing gables, forward projecting ground floor porches with mono-pitched tiled roofs, and integrated garages to the side.

3.61 Displaying the greatest variety of architectural forms and finishes which Character Area 3 is The Pastures within which is made up of several smaller groupings of architecturally congruous properties, which sit together in rows or clusters (Fig 222- 224). Notably, the vast majority of buildings found within Character Area 3 show few local references in terms of materials or design, but rather progress more homogeneous designs that reflect the particular architectural flavour of the era in which they were built.

3.62 Within Character Area 3 green and natural features are largely confined to the private front gardens of those individual properties that enclose the street network (Fig 225-227), with landscaping within the public realm being rather limited, and areas of hardstanding dominating the streetscape. Only Greenside Avenue and Birch Close benefit from some street planting and landscaping, which includes a number of wide grass verges as well as a distinct and handsome triangular green that accommodates a trio of mature trees (Fig 228 and 229). Given the general lack of landscaping across these developments, the contribution that garden trees, shrubs and areas of lawn make to the character of these housing developments cannot be understated and is crucial to countering the more urban characteristics of these developments and giving these areas some synergy with the wider leafy and verdant character of the village.



Fig 218 and 219 (above and right): Orchard Drive's homogeneous architecture reflects its orderly and regimented formal layout.



Fig 220 and 221 (above and right): Greenside Avenue and Birch Close pay little regard to Rampton's more locally distinct and historic built forms, instead progressing more generic forms of domestic architecture, reflective of their construction era.



Fig 222 - 224: The Pastures is the most architecturally varied and diverse of those residential enclaves of Character Area 3, though all properties tend to utilise red or brown brick.



Fig 225 - 229: The open plan gardens (top images) that typify many of the property frontages within Character Area 3 are often the main source of greenery and planting within these residential developments, with landscaping of public spaces being minimal aside from the notable exception of Greenside Avenue, which hosts some wide grass verges (above) and an attractive green with mature deciduous trees (left).



Fig 230: Stretches of off-the-shelf panel fencing create a lifeless edge to the street and are out of character with the wider Character Area 3 townscape, where boundary treatments - in the limited instances where they have been introduced - typically take the form of hedgerow planting, which is more in keeping with wider rural village aesthetic.

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Fig 231: The loss of garden lawns and introduction of hardstanding has an urbanising effect of the residential environments of Character Area 3, which tends to be detrimental to the overall visual coherency and character of these areas.

Character Area 3 - Summary

Key characteristics and features

- Comprised exclusively of residential properties arranged around a central access road.
- Uniform layouts with consistent building lines and orientation, spacing distances and plots sizes.
- Higher-than-average housing densities, with spacing between dwellings often limited.
- Unenclosed gardens, open to the street.
- Insulated character with only occasional views out towards the wider locality. Where views can be obtained to the wider village townscape or adjoining landscape setting, these provide an important visual connection to some of Rampton's more locally distinct and memorable features.
- Good mix of one and two-storey properties across the Character Area. Most properties are detached, but semi-detached and terraced are also present.
- Simple and relatively indistinct, utilitarian architecture with few references to local vernacular styles. Buildings typically follow the national tastes and trends of their given construction era.
- Extensive use of red and brown brickwork, with roofs typically pitched and often containing small chimney stacks.
- Limited landscaping with private front garden providing the main source of greenery and planting.

Negatives features

- Tall panel fencing along side boundaries (Fig 230), which is not locally distinct, creates mundane and inactive frontages along the street and serves to erode the original open plan character of these housing developments.
- Where lawns have been replaced with areas of hard-standing (Fig 231) to facilitate car parking or reduce maintenance the effect is typically detrimental to the visual quality and character of the area.

Character Area 4 - Uniform local authority dwellings

Character Overview

3.63 Located at the north-western end of Treswell Road, where it forms a distinct and attractive gateway into the village, Character Area 4 (Fig 232) is host to several semi-detached and terraced, local authority built dwellings. Arranged in a linear sequence along the main road, the dwellings of Character Area 4 have a particularly uniform layout and appearance, which differentiates them from the more diverse and varied townscape of Character Area 2, whose dwellings also overlook the central road network but are more individualistic in their aesthetic and positioning.

3.64 The most visually striking and memorable built grouping of Character Area 4 is the row of mid-20th century, hipped roof properties along the northern edge of Treswell Road (Fig 233-235). Comprising a long terraced block of four dwellings, flanked on either side by pairs of semi-detached properties, No.2-16 (even) Treswell Road are one of the most distinctive and coherent architectural groupings in the village, and present a particularly strong and distinctive frontage to this part of Treswell Road. These homes adhere to a consistent building line and sit within plots of identical shape and size, resulting in a disciplined and planned layout. This orderly character carries through to the dwelling architecture, with all the front elevations featuring identical facade arrangements that are well-proportioned with evenly spaced fenestration. Accentuating the symmetrical appearance of this grouping are chimneys along the ridge of the steeply sloped hipped roofs, whilst the long terrace block has projecting dwellings at either end and features a centrally-positioned arch way at ground level which leads through to the rear of the properties.

3.65 To the front and rear of the properties are long, narrow garden lawns. Front gardens run alongside private driveways, and are generally enclosed by hedgerow and tree planting, the green hues of which contrast pleasingly with the brown brick of the host buildings (Fig 236). The greenery seen along the properties boundaries extends out into the immediate public realm, which features broad, rectangular grass verge plots, some with trees (Fig 237), which enhance both the setting of those dwellings they front as well as the overall character of the north-eastern entrance into Rampton.



Fig 232: Character Area 4 map
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Fig233-235: No.2-16 (even) Treswell Road are a unified architecture grouping defined by the brownish tones of their exterior brickwork and roof tiles, their sizeable hipped roofs, the horizontal emphasis of fenestration, and the overriding symmetry of their form and facade arrangements.



Fig: 236 and 237: Within Character Area 4, hedgerows and tree planting line the garden boundaries of the dwellings on the northern side of Treswell Road, whilst a series of generously proportioned grass verges give the roadside an attractive soft edge, which plays an important role of facilitating a smooth transition from countryside to village setting at this north-western corner of Rampton.

3.66 Plainer, less distinct and lacking the same level of visual harmony are the adjacent pair of semi-detached properties on the southern side of Treswell Road (Fig 238 and 239). Of later construction, these dwellings are of a similarly large bulk and horizontal emphasis but differ in their form and appearance, with shallow pitched roofs set above simple, unfussy brick façades with symmetrical fenestration arrangements and limited decoration. Differences in the colouration of the window frames, fascias and brickwork between the two pairs of semi-detached dwellings lessen the sense of visual harmony between the pair, with the semi-detached dwellings to the right (Hawthorn and Wellings) having generally darker aesthetic, with brown fenestration, fascias, guttering and downpipes and a deeper tone of brickwork.

3.67 Absent from the frontage of these properties are the wide grass verges and tree planting that contribute so much to the visual quality of the northern side of the road. Consequently, this semi-detached pairing do not enjoy the same levels of less separation from the road environment. The Westwood and Blackthorns properties, set to the left of the grouping, are especially exposed to the street, lacking the privacy afforded to the neighbouring Hawthorn and Wellings dwellings, which benefit from dense, visually impenetrable hedgerow boundaries.



Fig 238 and 239: Architecturally unremarkable and plain in appearance, the two semi-detached blocks at southern part of Character Area 4 are much less distinctive than the older local authority dwellings that lie opposite. Positioned along a common building line within long, narrow plots, all four dwellings are separated from the road by small garden lawns enclosed by short driveways. The rejection of hedgerow and tree planting along the frontages of the Westwood and Blackthorns, which instead have low brick walling with iron railings, has resulted in the fragmentation of the otherwise fairly consistent green and planted edges seen along this southern side of Treswell Road.

Character Area 4 - Summary

Key characteristics and features

- Uniform, repetitive design and layouts, and host to a particularly distinct and appealing 1950's architectural grouping along the northern side of Treswell Road. Two-storeys high throughout and featuring semi-detached and terraced properties only (no detached dwellings).
- Red and brown brick used throughout the character area, with brown tile hipped roof on the northern side of the road, and pitched roofs on the southern side.
- Garden lawns and planted front boundaries provide separation from the road and help the developments merge into the wider verdant character of Treswell Road.
- Wide, rectangular grass verges and tree planting along the northern side of Treswell Road is a key characteristic of Character Area 4, and greatly adds to the visual quality and attractiveness of the streetscape.

Negatives features

- The absence of hedgerows and/or tree planting outside of Westwood and Blackthorns properties disrupts the otherwise constant verdant character of the residential garden frontages.

Character Area 5 - West Croft Close

3.68 One of the most recent additions to Rampton’s built environment, West Croft Close (Fig 240) is a compact residential grouping built on the grounds of West Croft Farm, much of which was cleared to make way for this development.

3.69 Departing from the linear development patterns that characterise much of Treswell Road, West Croft Close comprises four large detached residences, three of which are newly built, and the fourth a converted barn building from the original farm. The development is set behind an attractive and locally distinct boundary of red brick and mature planting (Fig 241 and 242). The historic stretch of walling to the west of the driveway entrance is a particularly significant element of the local streetscape, adding much to the richness of the roadside character.

3.70 Entering the central driveway access, the greenery seen along the developments southern frontage begins quickly fades away, and a much less verdant environment begins to emerge (Fig 243 and 244), with the solid textures of paving tiles and brickwork absolutely dominating the development.

3.71 Though the buildings themselves make some nods towards local vernacular styles, with red brick walling, coped gables, dentiled eaves, pitched roofs with pantiles, and chimney stacks at their gable ends, the lack of planting along their perimeters, and the absolute absence of landscaping within the development undermines these efforts to respect and respond to the wider village character.



Fig 240: Character Area 5 map
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Fig 241 and 242: Though a new development, West Croft Close has managed to merge satisfyingly into its roadside setting through (1) the retention of historic walling and the erection of new but similar, locally distinct walling, (2) the introduction of landscaping along the front boundaries of No.1 and 4, which overlook Treswell Road, (3) the progression of deep lawns to the front of these dwellings and an adherence to the building lines established by pre-existing neighbouring properties.



Fig 243 and 244: The greenery featured along West Croft Close’s outward facing front boundary unfortunately does not continue through into the development core, which is regrettably lacking in green and planted elements, a glimpse of the agricultural land to the north offering the only source of relief from the otherwise unrelenting and rather sterile built environment.

Character Area 5 - Summary

Key characteristics and features

- Compact modern residential development on former farm site, comprising four detached dwellings of significant scale and bulk.
- Individual dwellings designed to mimic local vernacular architecture, with well-proportioned and neatly arranged symmetrical façades, brick exteriors, pitched roofs with pantiles with chimney stacks, coped gables and dentiled eaves.
- Locally distinct and pleasing red brick and planted frontages onto Treswell Road.

Negatives features

- Internally, this development pays little regard to its rural village setting, and is largely devoid of greenery, with most internal views are dominated by brickwork, textured paving and imposing boundary walls and railings.

3.72 The map at Fig 245 provides a visual summary of many of the key built and natural features that contribute to the unique and locally distinct character of Rampton.



Fig 245: Rampton village character map, denoting key built and natural characteristics and features.

3.73 Future development proposals should be designed to respect and respond positively to these key built and natural features, and to those defining characteristics of the Character Area within which they are proposed. In addition, and in order to preserve and, where possible, enhance the character of Rampton, the following detailed recommendations should be considered when designing new development.

Development layout and arrangements

3.74 Historically, the majority of Rampton’s buildings were arranged in a linear manner along the established historic road network, and came forward in an incremental, piecemeal manner over a prolonged time period. More modern planned, self-contained residential developments, such as West Croft Close, Greenside Avenue and Birch Close, Orchard Drive and The Pastures, represent departures from the traditional approach to development within the village.

3.75 Where infill or replacement dwellings are proposed along the main historic road network, these should be designed to reflect the characteristics of the immediate area and neighbouring properties in terms of site layout, and building spacing, orientation and positioning.

3.76 Cul-de-sac forms of development should be avoided in areas of the village where they are not characteristic of existing development patterns, as they can erode and break-up stretches of unified roadside frontages and boundary treatments. Where the principle of residential cul-de-sac is deemed to be acceptable, houses at the entrance to the new development should be sited to face the main road in order to maintain strong frontages along the streetscene (this has been successfully achieved at West Croft Close), and access roads should be low-key and inconspicuous, retaining as much existing roadside vegetation and planting as possible.

Locally distinct architecture and materials

3.77 Development proposals should seek inspiration from local vernacular architecture and recognised buildings of heritage value and positive character, including listed buildings, non-designated heritage assets and Buildings of Local Merit, as set out within this report. However, simplistic replications of existing styles and the progression of pastiche designs is discouraged.

3.78 The galleries across pages 53 and 54 present a selection of some of the those locally distinct features and finishes prevalent across many of Rampton’s more historic and distinct buildings, and can be used to inform the design of future development proposals.

3.79 It should be noted that given the diverse and eclectic mix of architectural forms seen across Rampton, there may be scope for the progression of more contemporary and innovative architectural designs within the village, particularly along those more architecturally disparate stretches of road within Character Area 2. However, where such bespoke architectural designs are proposed, building positioning, orientation, and spacing should still respond positively to the surrounding context, as should the landscaping and boundary treatments. Furthermore, a sound and coherent rationale should be provided for all new housing designs, including commentary on where cues have been taken from local vernacular buildings or neighbouring properties.



Roofs: Red clay pantiled roofs top many of the village’s oldest buildings. They provide the village’s traditional buildings with a warmth of colour and texture. Natural slate is also a common roofing material. Most properties are topped with plain, uncomplicated gabled roofs, with chimneys, usually in red brick with clay pots, emerging from the gable ends and along the ridge. Some of the pitched roof dwellings have coped gables. Less common, but also seen in number of period properties, are hipped roofs, which typically are finished in slate when of a residential nature, though many hipped roof farm buildings have pantile roofing.



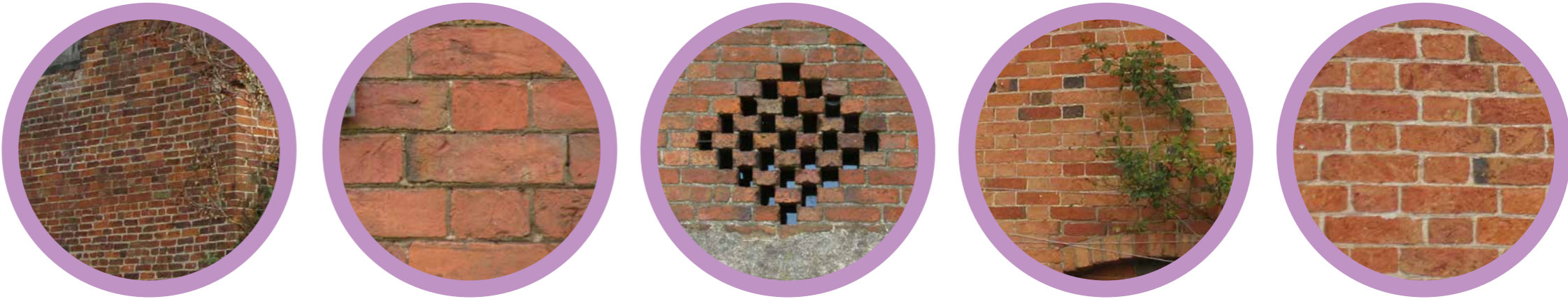
Windows and doors: Many of the village’s older properties have unfortunately had their original timber windows replaced by less distinct, uPVC equivalents, which tend to negatively impact upon the character and integrity of the host building. However, where original fenestration has been retained (or sensitivity replaced . upgraded) it is multiple-pane timber windows, generally sliding sash (both vertical and horizontal), that represent the predominant traditional glazing type.



Doors: Few of Rampton’s building have retained their original doors. However, where they are in place, they are typically made of timber, and comprised of simple vertical planks. Many of the best examples can be found at the village’s traditional farmstead clusters, some of which host magnificent double-height doors on their threshing barns, and horizontally dived stable doors along their stable blocks.



Walling: Red and brown brick is the walling material mostly closely associated with Rampton’s heritage, and much of the village centre is constructed from this material. On occasions, brickwork has been painted or rendered, most commonly in tones of white or cream. Dentil eaves and diamond pattern vents are some of the most pleasing and locally distinct brickwork details.



Building forms and elevation arrangements:

Historically the majority of Rampton’s dwellings have been detached, two storey units, most with linear plan forms with pitched roofs (though hipped roofs are also present within the historic townscape). Façades often place a strong emphasis on proportion and symmetry, with a balanced solid-to-void ration. They often have a three bay arrangement with centrally positioned entrance and chimneys emerging from either gable end. In general, chimney stacks are important feature across the village roofscape.

Farms, with distinct courtyard layouts, are a feature of the historic townscape, and these comprise both single (stables and outbuildings) and two-storey (threshing barns and farmhouses) buildings. Such vernacular agricultural buildings tend to display fewer openings across their façades, which are usually characterised by expanses of brickwork. have tended to be single storey.



The historic built environment

3.80 Several parts of Rampton display mature and handsome built environments, in particular Character Area 1, with numerous buildings of recognised heritage value and positive character. When undertaking additions, alterations or repairs to such buildings, including non-designated heritage assets and Buildings of Local Merit it is recommended that traditional building materials and methods are used where possible. Expert advice, which can be sought from the Conservation Officer at Bassettlaw District Council, is recommended in such cases to ensure compatibility. The use of more inappropriate, generic materials and finishes, such as uPVC double glazed window units, plastic rainwater goods and modern brickwork is discouraged as this can have a negative impact on the host building, and in turn, the character of the local area.

Pedestrian movement

3.81 Rampton is a well-connected and pedestrian-friendly settlement, with numerous dedicated walking routes, many of which extend out into the rural landscape and connect to the wider public rights of way network. Development proposals should provide appropriate and safe pedestrian access and link up with and complement the existing footpath network.

Important views

3.82 Rampton possesses many locally distinct and handsome views, many of which towards either the landmark structure of All Saints Church or out towards the wider rural landscape. Future development should seek to retain and enhance those key views identified within this document, and explore opportunities to create new, distinct views where the opportunity is presented.

Green Spaces

3.83 Rampton contains several green spaces that make a significant contribution to their local character. These spaces, as identified within the Rampton village character map at Fig 245, vary significantly in scale, purpose and aesthetic, however all contribute to the village's handsome, mature green character. On this basis, these identified green spaces should be retained and their open, spacious and green character preserved.

Gardens

3.84 Garden lawns are a key feature across practically all parts of Rampton, contributing the settlement's green aesthetic and providing a handsome setting to the village homes. The removal of lawns and their replacement with areas of hardstanding is a major treat to the village character and should be resisted.

Boundary treatments

3.85 Aside from in the open plan housing estates (Character Area 3), most residential gardens are enclosed. The boundary treatments which best represent the established character of Rampton are (1) red brickwork walling and (2) dense hedgerow and tree planting. Rarely used at residential properties but a key component of the church grounds is stone walling. Gates are generally of timber. The images opposite show a selection of Rampton's most locally distinct boundary treatments, which should be used to inform new development proposals.

3.86 Across Rampton and approaches into the village, the fragmentation of frontage treatments through the removal of trees, hedgerows, shrubbery, grass verges or sections of established and locally distinct walling should be resisted. The retention of locally distinct boundary treatments is crucial to protecting the local character of the village. In

the first instance, new developments should seek to retain and work with existing boundary treatments where they are already in place. Where new boundary treatments are required, development proposals should use planting and/or walling materials that are locally distinct. Timber fencing is not characteristic of the settlement and therefore should be avoided.

Trees and vegetation

3.87 Unifying and knitting together much of Rampton's built extents is a rich and mature natural environment, packed with a wide variety of deciduous and evergreen planting, which gives many parts of the village a verdant, sylvan charm and appearance. In many respects, the defining characteristic of Rampton's more established, historic road network is this tree and hedgerow planting (Fig 246 and 247), which gives a singular character to these parts of the village despite the often varied architecture.

3.88 Particularly significant in terms of both historic significance and impact on the village character are those trees at the northern end of the village that (1) occupy the old manor estate grounds and (2) enclose the church grounds. These trees appear in many external views towards Rampton, and also provide a beautiful backdrop to many of the best internal village views.

3.89 Development proposals should seek to retain existing trees and hedges, and where possible, introduce new planting of similar species. Where existing development fails to respond to the semi-natural character of the village, retrospective planting should be considered (Fig 248).



Fig 246 and 247: Trees and hedgerow planting are a defining characteristic of Rampton's street edges.



Fig 248: Illustrative image showing how retrospective planting could be used to enhance the appearance The Eyre Arms car park.





WOODBEEK CHARACTER PROFILE

WOODBECK CHARACTER PROFILE

A brief history of Woodbeck

3.90 At the beginning of the 20th century the area now occupied by Rampton Secure Hospital and the village of Woodbeck was a very different place, an open and agricultural landscape almost devoid of development aside for a handful of small rural dwellings and farmsteads (Fig 249). However, at the turn of the 20th century a recognition by the Lunacy Commissioners that another institution was required to cater for the overspill from Broadmoor Asylum in London saw the start of a series of events that would result in the establishment of the village and hospital we see at Woodbeck today.

3.91 In their search for a site for this new institution, several locations around the country were considered, but it was Woodbeck Farm (also referred to locally as Carey's Farm after the farmer George Carey) that was ultimately identified as the preferred site due to its isolated location and plentiful supply of water. Subsequently, Woodbeck Farm and its surrounding lands were purchased by the Government in 1907. The following year, their intentions to construct a Criminal Lunatic Asylum on the site, as an expansion to Broadmoor Asylum in Berkshire, were made public.

3.92 A scheme for the hospital, together with various other associated buildings including several houses and large water storage tanks was designed by the London-based Scottish architect Francis William Troup, who specialised in Arts & Crafts design, but is also associated with several neo-classical buildings including parts of the Bank of England. Construction on the hospital commenced in 1909 and it opened in 1912. Buildings that formed the original facility include the main hospital building, which comprised a large pavillion-style structure constructed of red brick and Welsh slate, and staff housing, located north of the hospital, which included residences for the Superintendent, Chief Engineer, Foreman of Works, Clerk and Steward, Chief Male Nurse, and Charge Nurses. In total there were 38 houses constructed for staff during the initial build period up to 1919, most of which were in the Arts & Crafts style, typical of Troup's work elsewhere. A cemetery was established to east of the asylum. Farm buildings were constructed in 1914-19 on what is now St Luke's Way (previously 'Farm Road'). The main entrance to the asylum was along what is now Dendy Drive (originally called Main Avenue). The map at Fig 250 shows the layout and built extents of the hospital in its early years.

3.93 In the decades that followed, the hospital expanded and evolved in response to a various changes in lead authority and function. In February the Rampton Asylum was closed by the Home Office, and shortly after the site became the Rampton State Institute for Mental Defectives, under the control of the Central Government Board of Control. Following this change in status, plans for a large scheme of expansion at Rampton were prepared by the Office of Works in May 1920. Led by architect John Hatton Markham, the proposed works, carried out between 1921-32, included extensions to the main building, together with a new administrative block and entrance, patient accommodation, nurses accommodation, a number of workers cottages, and a grander entrance to reflect the importance of the site. During this time, patient bodies were also exhumed from the original cemetery and reburied in the grounds of All Saints Church in Rampton village.

3.94 Until the Second World War, all employees were expected to live on the hospital estate, and this saw a rather insulated but strong community emerge at Woodbeck. This requirement for staff to live on-site justified the development of an array of dedicated staff sports and recreation facilities for employees use during their leisure time, which included football, cricket and hockey pitches, physical training spaces, a bowls green, swimming pool and staff clubhouse.

3.95 The next significant change to the status of the hospital occurred in 1946 when the National Health Service Act brought Rampton under the control of the Ministry of Health. From 1946 through to the 1970s further housing was incrementally added to the estate, much being focused along Nightingale Way, Rees Row, Galen Avenue and at Cavell Close.

3.96 In the past 40 years the hospital and wider estate has seen further change and expansion, with the development of modern care and treatment facilities, a new entrance and reception building, and also a training and conference centre and staff library. Significantly, though some demolition has occurred at Woodbeck since the hospital was established, this has been fairly limited, and many of the original buildings and those from the hospitals early days still stand. The maps at Fig 251- 254 show the degree of change experienced at Woodbeck between the 1940s and present day, whilst the annotated map at Fig 255, prepared using information provided by the Conservation Officer at Bassetlaw District Council, provides a layered overview of how the hospital and wider estate has evolved over the past 100 years or so. A selection of historic images can be found at Fig 256- 263.



Fig 249: Woodbeck, 1884



Fig 250: Woodbeck, 1916 (secure asylum buildings not denoted on map)

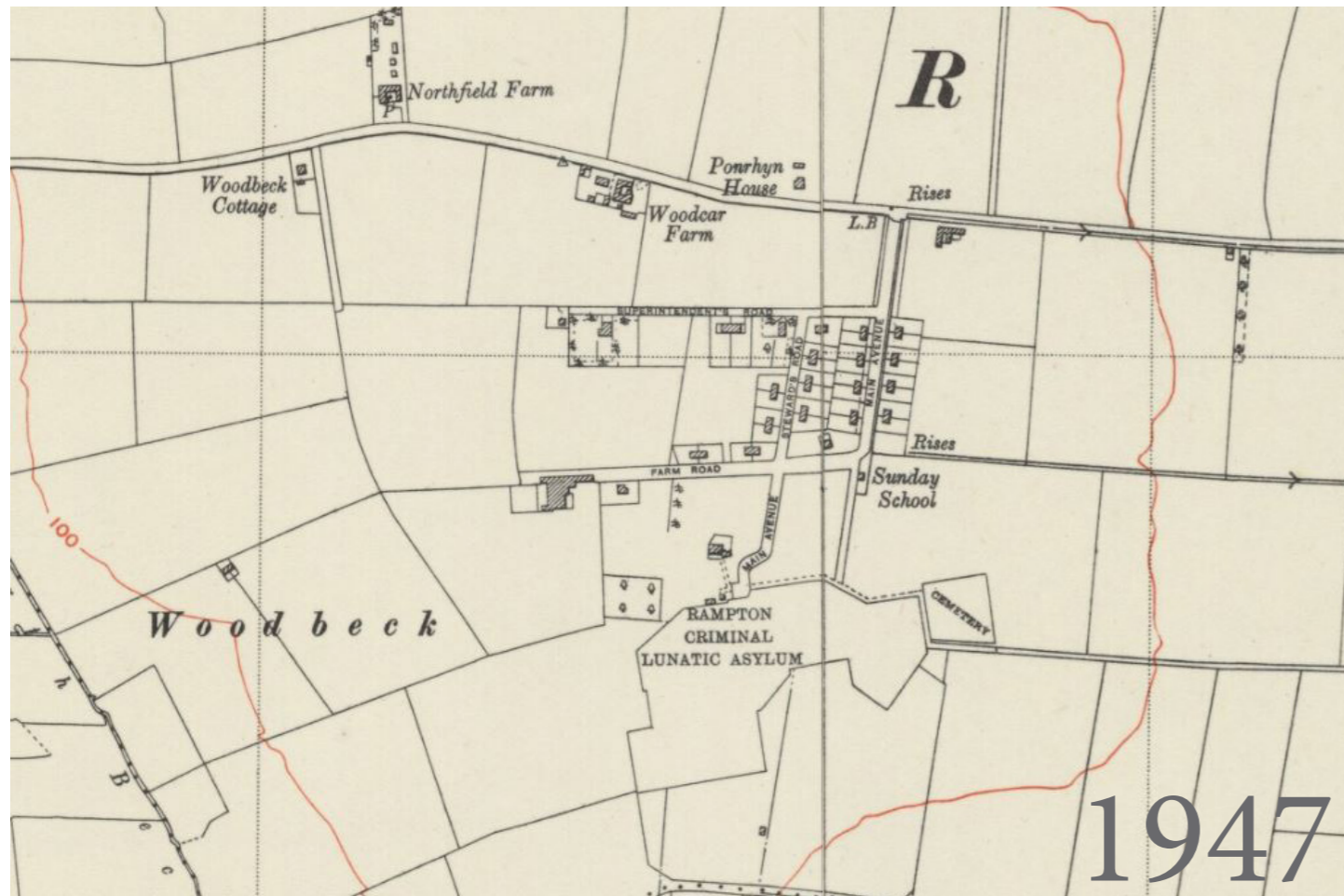


Fig 251: Woodbeck, 1947



Fig 252: Woodbeck, 1963

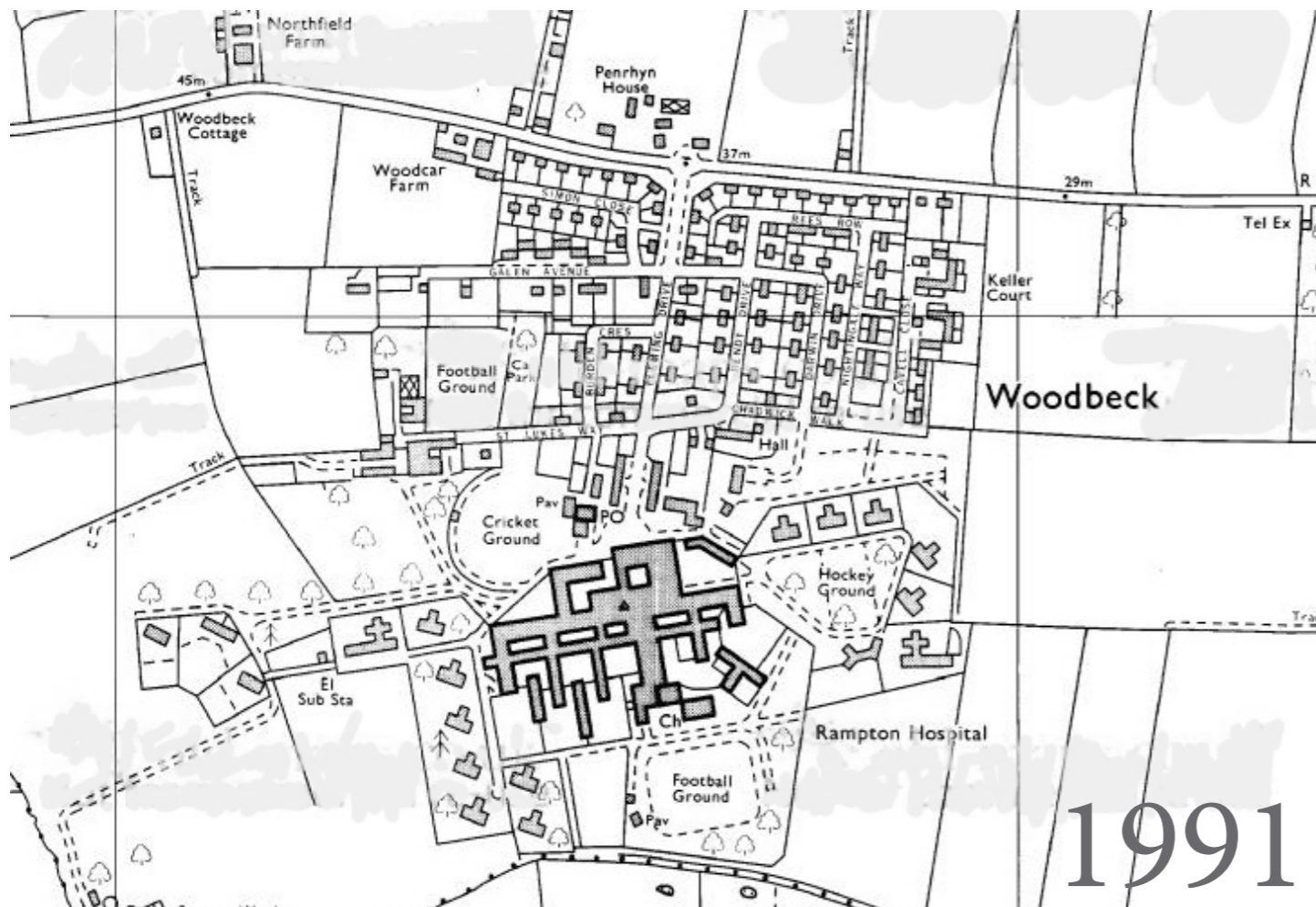


Fig 253: Woodbeck, 1991

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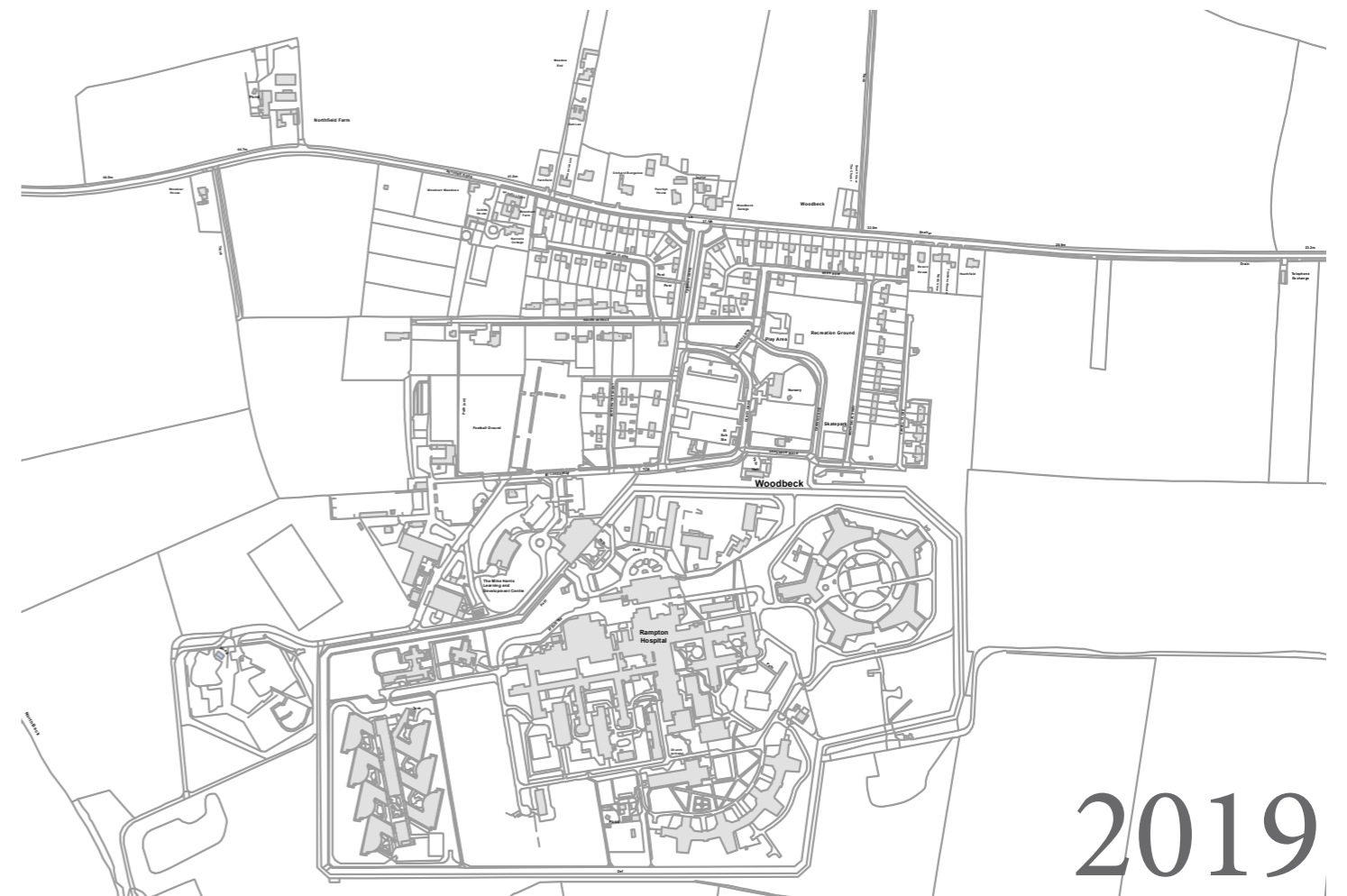


Fig 254: Woodbeck, 2019

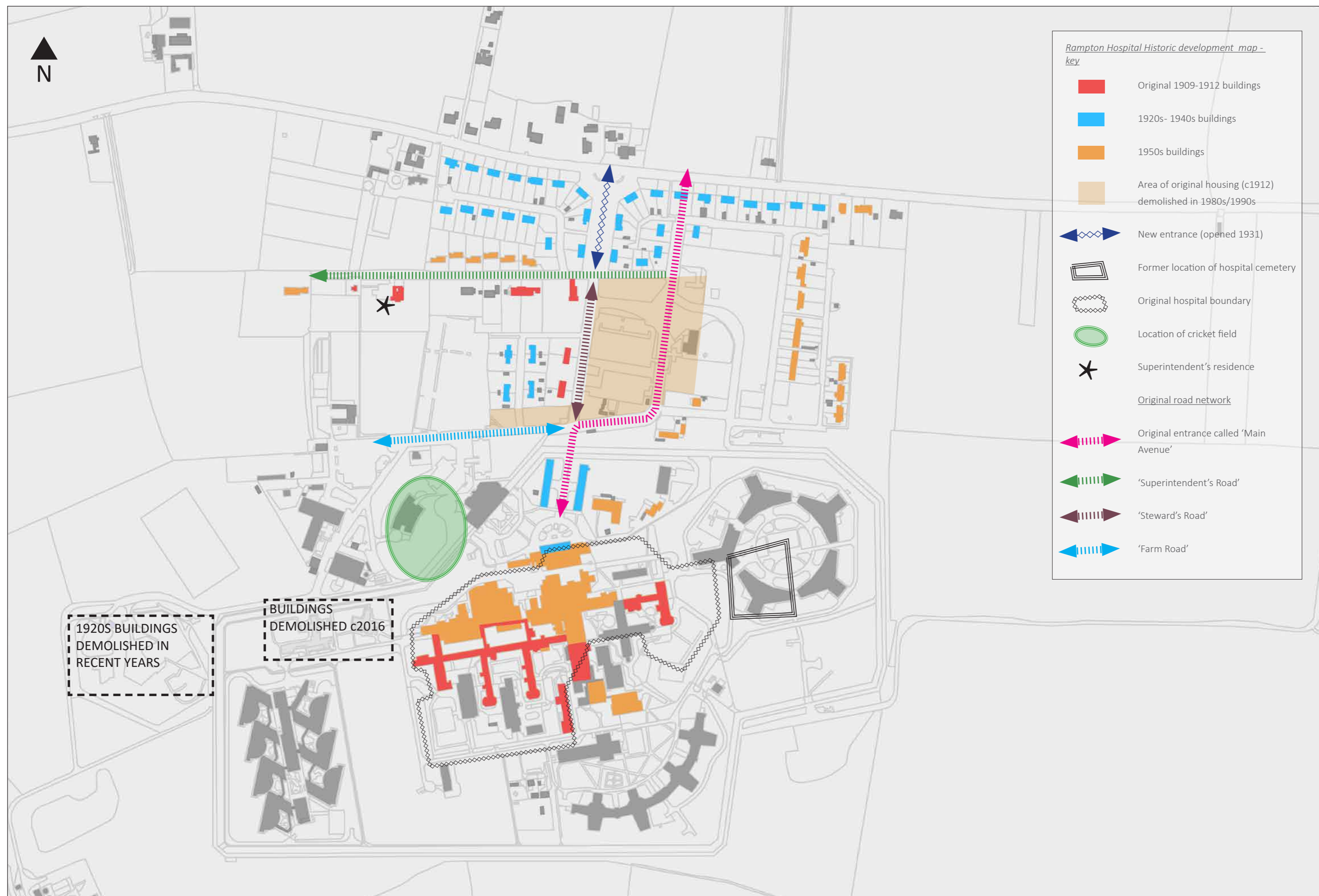


Fig 255: Woodbeck historic development map (based on information provided by Bassetlaw District Council's Conservation Officer).

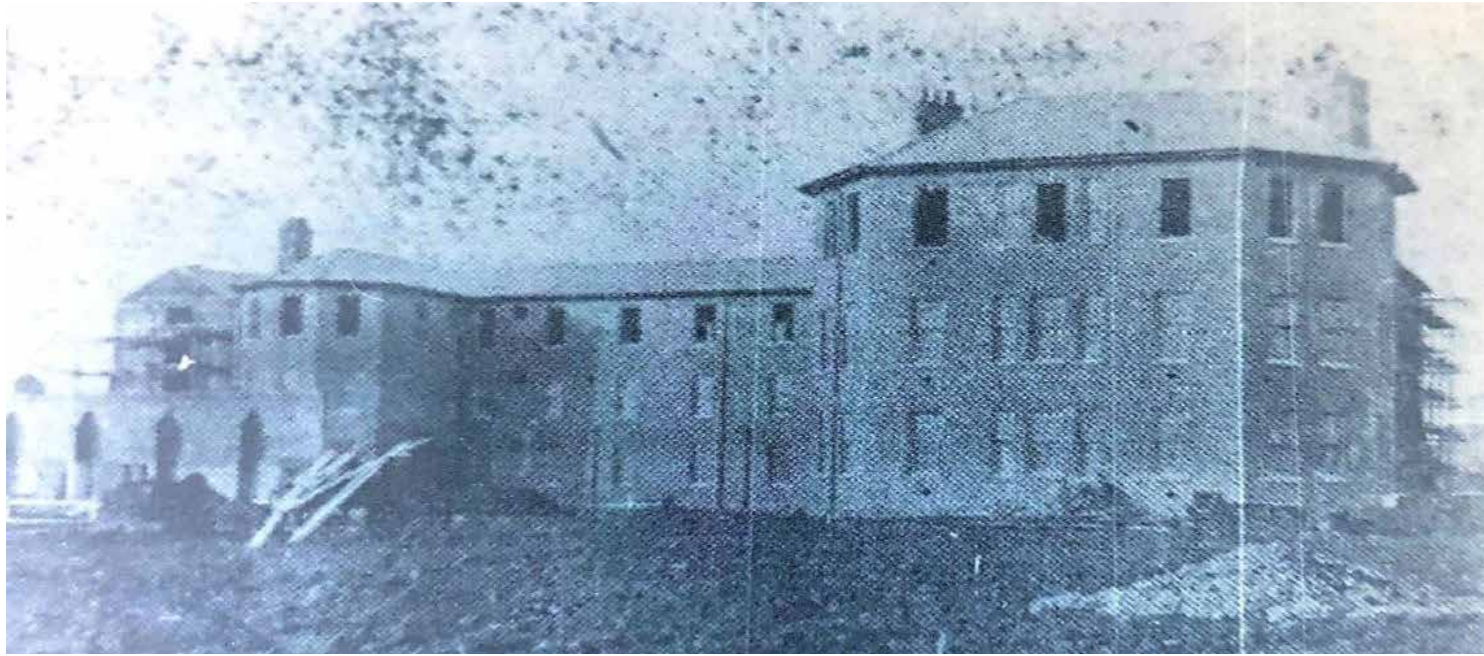


Fig 256: Part of the original hospital block as it nears completion in 1912



Fig 257: The workers' cottages on Main Avenue (now Dendy Drive) were some of the first residences established at the hospital, but were demolished in the 1980s/90s.



Fig 258: Part of the hospital building as it appeared in 1922.



Fig 259 and 260: Hospital staff benefited from several dedicated recreation and leisure facilities, including a Staff Recreation Club (above) and swimming pool (right). The Staff Recreation Club was first housed in the old Woodbeck Farm building, but was extended in later years to include such facilities as a sitting room, games room, shop and post office. The Club was finally closed in the 1990s and then demolished in the early 2000s to facilitate the development of a new control room and an extension to the perimeter fence.



Fig 261 and 262: The main entrance to the hospital was framed by the grand nurses residences, which flanked the approach road.



Fig 263: A new main entrance (Fleming Drive) was opened in 1931, complete with brick and stone gate piers.

Woodbeck character overview

Layout and structure

3.97 Woodbeck has a unique and utterly distinct built footprint and layout, comprised of three well-defined elements:

(1) *Fine grain residential environment* that comprises Woodbeck's northern extents, and includes those dwellings set along Retford Road and the internal roads to the south such as Simon Close, Galen Avenue and Nightingale Way. Homes are generally evenly spaced and arranged in planned, uniform matter. Strong, consistent building lines are the norm throughout these residential streets, whilst plot sizes are in the majority of cases equally consistent and typically long and narrow, with each individual property benefiting from its own private gardens.

(2) *Centrally positioned open and spacious environment*, which is host to several large green spaces and expanses of car parking; and

(3) *Expansive hospital complex*, which forms the southern end of Woodbeck, and comprises several large institutional buildings arranged in a rather ad-hoc manner around the original asylum building. Much of this area is highly secured.

3.98 Those publicly accessible areas north of the secure facility are linked together by a series of long, straight two-way vehicular routes, most of which are lined by raised footpaths. These routes typically meet each other at 90° angles, resulting in a distinct grid-like street network.

3.99 Retford Road, which runs east-west and forms the northern edge to Woodbeck, represents the only vehicular point of entrance to the settlement. However, a public right of way links Woodbeck to Treswell.

3.100 Access into the hospital grounds is via the centrally positioned Fleming Drive, which runs south from Retford Road, its entrance located midway along the southern side of this main road.

3.101 The map at Fig 264 provides a visual analysis of the distinct structure and layout of Woodbeck and, alongside the images found at Fig 265-273, complements the above textual summary.

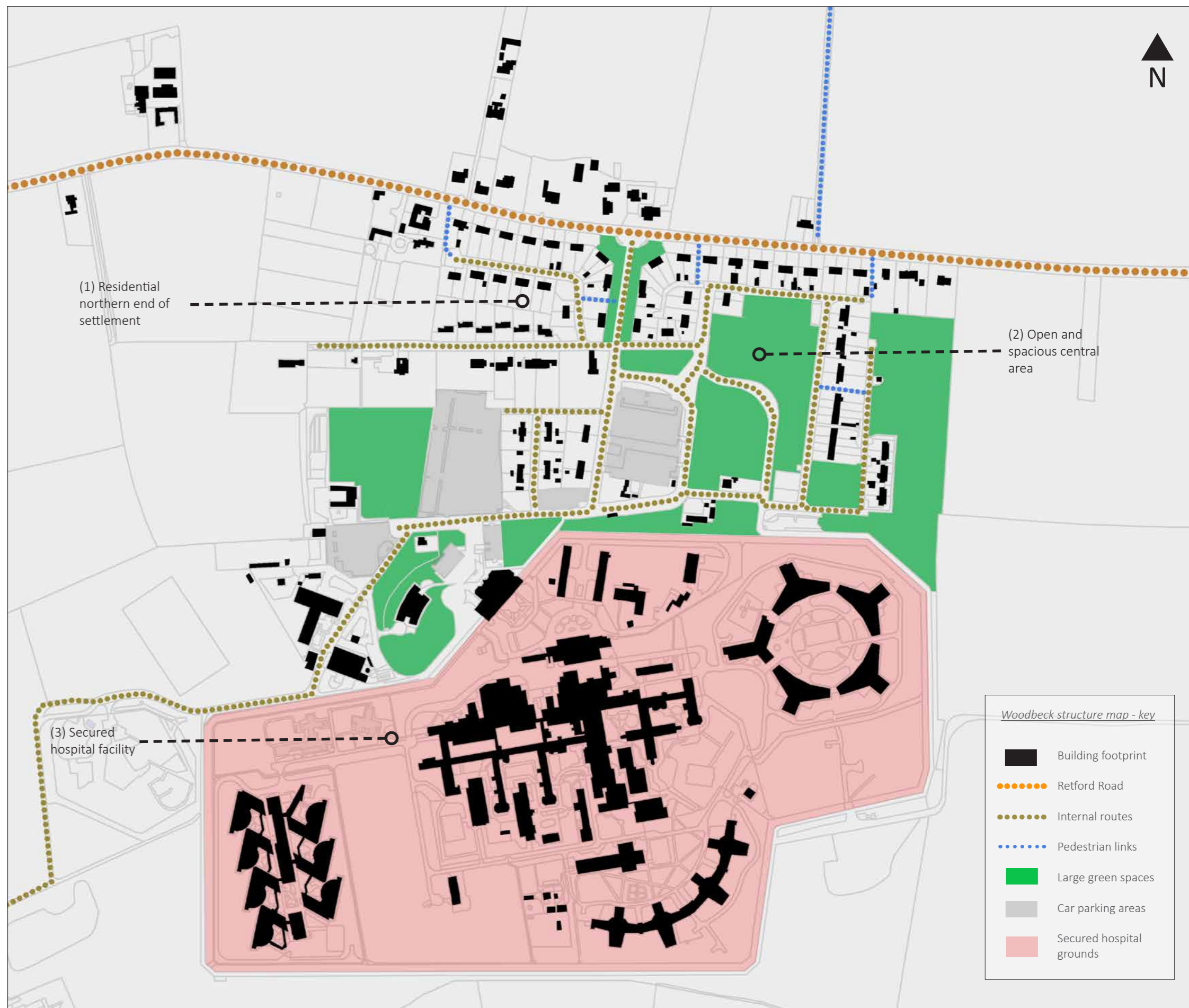


Fig 264: Woodbeck structure and development patterns map.



Fig 264-266: Woodbeck's residential parts tend to adhere to uniform and orderly development patterns, with evenly spaced that follow a common building line and face directly outwards onto the street.

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Fig 267 and 268: Expanses of car parking and numerous green spaces occupy the land between Woodbeck's residential north and the secured hospital facility to the south, giving this central area a particularly spacious and open feel.



Fig 269 and 270: The southern end of Woodbeck is dominated by the many large structures that comprise the core of Rampton Hospital. These buildings tend to more varied in terms of their footprint shapes and sizes, positioning, orientation and relationship to each other than the more coherent residential parts to the north of the settlement.

Built forms and architecture

3.102 Woodbeck benefits from a rather unique and beguiling built environment with a strong and distinct character, with the majority of the settlement's buildings relating to the historic development of the hospital. It is host several particularly fine pieces of institutional and residential architecture, with many of the latter displaying Arts and Crafts-influences; a legacy of the involvement of the eminent architect, Francis William Troup, who led on the design of the original hospital and many associated buildings.

3.103 A recent research project, undertaken by the Conservation Team at Bassetlaw District and focused on the historic and architectural significance of Rampton Hospital and Woodbeck village, identified a number of buildings and structures of particular interest, resulting in the following list of non-designated heritages assets:

- Former Rampton Criminal Lunatic Asylum (Fig 271)
- Former Entrance and Administration Block (Fig 272)
- William Tuke House and Fleming House (Fig 273 and 274)
- Gate piers at Rampton Hospital (Fig 275)
- Many Oaks (No.7), Galen Avenue (Fig 276)
- The Vicarage (No.9), Galen Avenue (Fig 277)
- Brick bus stop, Chadwick Walk (Fig 278)
- Wychwood (No.8), Galen Avenue (Fig 279)
- Timsbury and Auchlea (No.11 and 12), Galen Avenue (Fig 280)
- Crossways (No.19), Fleming Drive (Fig 281)
- No.20-23 Fleming Drive (Fig 282)
- No.5 Luke's Way (Fig 283)
- No.1 Chadwick Walk (Fig 284)

3.104 The images at Fig 271-284 provide a brief description of the above (further details can be found at Appendix 3), whilst the map at Fig 285 shows the distribution of these non-designated heritage assets.



Fig 271: Positioned within a secured setting and largely screened in views from the more accessible parts of the hospital grounds, are the original buildings of Rampton Criminal Lunatic Asylum. Designed by Francis William Troup and constructed in the early 1910's, the hospital complex is built of red brick with natural slate roofs. It is formed of a main west-to-east wing, 4 interconnecting cross-wings, which meet the main wing at 90° angles along its length, resulting a grid layout with a series of enclosed and overlooked central spaces.



Fig 273 and 274: Originally built as nurses accommodation, the long, linear forms of Fleming House and William Tuke House run parallel to each other, and frame the approach towards the administrative block and entrance to the south. The most visually prominent of those buildings set within the secured boundaries of the old hospital grounds, these two substantial blocks have an elegant yet robust red brick aesthetic with natural slate roofs with clay ridge tiles and chimney stacks along the ridge. Timber joinery is present across the building façades, and includes glazing-bar sashes and timber glazed doors. Other details of note include metal rainwater gutters and downpipes, a stone string course at second floor level and cornice below the eaves.



Fig 276: Built in 1939 as the new Superintendent's House (taking over the mantle from the neighbouring Wychwood property), Many Oaks is an authoritative detached residence with a rendered facade through which only limited areas of its red brick fabric appear. The deep hipped roof and immense brick chimney stacks give the building a top-heavy appearance.



Fig 277: The former Chaplain's house on Galen Avenue dates from 1929. A red brick, two-storey dwelling with hipped rosemary tile roof, the property has a symmetrical façade with a central recessed brick door opening, the design of which echoes that of the entrance to the administrative block, albeit in a much more modest and domestic scale.



Fig 272: Opened in 1928 and terminating views southwards along Fleming Drive is the administrative block and entrance. Designed by John Hatton Markham, Architect for the Office of Works, the red brick building has a symmetrical form and facade arrangement, the spacing and shape of windows designed in accordance with classical rules of proportion. Hints of classical architecture also filter into the central feature doorway, which incorporates a stone surround, stone columns and stone pediment above.



Fig 275: The iconic brick and stone gate piers at the entrance to Fleming Drive were erected in 1931, and today form a key component of the grand, formal gateway to the hospital.



Fig 278: The mid-20th century bus shelter located along Chadwick Walk harks back to an era when such structures were commonly the subject of bespoke designs and constructed with much craft and care. Though modest in scale, it stands as a minor landmark and unique element in the streetscape.



Fig 279-284: Francis William Troup's Arts and Crafts leanings come through in many of the charming staff dwellings he designed during the hospital's early days, and which today form some of the most beguiling and characterful buildings in Woodbeck. Many of these unique residences were built to host senior staff members and key hospital personal, which may in part explain the obvious high-levels of care and consideration that has gone into each of their individual designs, with many displaying an appealing playfulness and eye for detail. Those residences designed by Troup and now identified by BDC as non-designated heritage assets include the properties of (1) Wychwood, (2) Timsbury and Auchlea, (3) Crossways, (4) No.20-23 Fleming Drive, (5) No.5 Luke's Way, and (6) No.1 Chadwick Walk.

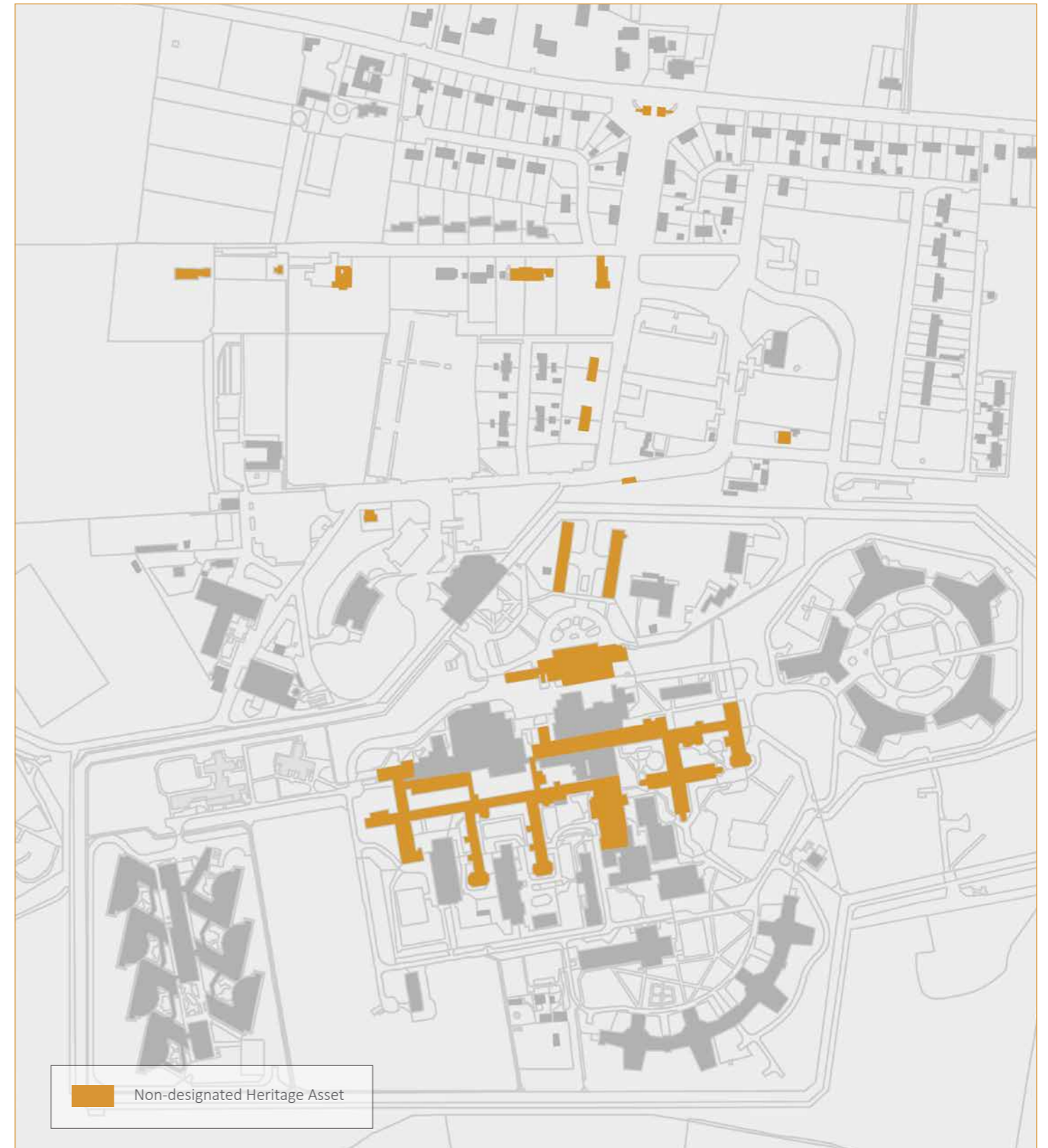


Fig 285: Non-designated heritage assets, Woodbeck.

3.105 Outside of these non-designated heritage assets, the remainder of Woodbeck’s built environment is primarily comprised of (1) several distinct, cohesive residential groupings, each comprised of multiple dwellings of identical design and appearance and with a strong garden village character, and (2) a variety of hospital buildings of differing architectural languages and construction eras. However, it is the former that have the greatest influence of the character of Woodbeck, with such residential groupings dominating the northern parts of the hospital’s historic extents and the public-facing parts of the village along Retford Road.

3.106 Fleming Drive, Simon Close, and the southern edge of Retford Road, are all characterised by rows of evenly spaced, two-storey, semi-detached dwellings with steep hipped roofs and central chimney stacks (Fig 286-288). Red brick is used across all these dwellings, but in many cases it has been covered by render or pebble-dash. Hipped porches above the offset front entrances are a common feature across many of these dwellings. The deviation from this design template within these northern parts of the hospital’s historic extents are the two Arts and Crafts-inspired semi-detached pairings that lie either side of the entrance to Fleming Drive (Fig 289 and 290). Though of a similar bulk and form to those neighbouring dwellings along Fleming Drive and Retford Road, the principal elevations of these red brick properties are dominated by pronounced front-facing gables with centrally positioned ventilation slits at their very upper extents and bay windows at ground level.

3.107 The small grouping of semi-detached residences at Burden Crescent (Fig 291 and 292) also display a uniform character. Dwellings here are all rendered and have pitched roofs with clay plain tiles and front-facing gables. Arts and Crafts-influences are especially strong in the pairing positioned at the north-western corner of Burden Crescent, which display centrally positioned swept gables, projecting red brick chimneys at either gable end, and black metal gutters and downpipes.

3.108 Less distinct, but equally steadfast in their use of repetitive and uniform designs are the 1950’s properties at Nightingale Way, Cavell Close and the northern side of Galen Avenue (Fig 293-295).

3.109 At Woodbeck, it is only the northern side of Retford Road that has been developed incrementally across a prolonged period of time, and consequently architecture and form varies from dwelling to dwelling (Fig 296-298). However, the homes along this part the village represent the exception rather than the rule, with most of Woodbeck’s residential groupings displaying a high levels of coherency and coordination in terms of their design and detailing, as well as in their plot layouts and development patterns.



Fig 286-288: Constructed between the late 1920’s through to the early 1940’s, those semi-detached residences that form the northern parts of the hospital grounds are of near-identical designs, the uniformity seen in their regimented layouts extending into their built forms and architectural make-up. For those travelling through Woodbeck via Retford Road, the hipped roofed dwellings that line the southern edge this the route (right image), form the public face of the hospital grounds and largely define the perceived character of the settlement.



Fig 289 and 290: Their prominent gateway positioning at the main entrance into Rampton Hospital justifies the more playful and exuberant Arts and Crafts styling of those semi-detached dwellings that stand either side of the northern end of Fleming Drive.



Fig 291 and 292: Burden Crescent is a small and distinct grouping of 8 large semi-detached dwellings, all sharing a similar aesthetic and materials palette, with a strong emphasis placed on symmetry in terms of facade arrangements and roof profiles.



Fig 293-295: Later additions of the hospital estate’s residential portfolio continued to adopt uniform, orderly development patterns, though their architecture tended to be less charismatic and more reflective of national trends.



Fig 296-298: The northern side of Retford Road rejects the more uniform architecture and development patterns that characterise the housing associated with the hospital, with each individual dwelling pursuing a differing scale, form, and mix of materials. The oldest property amongst this particular group of residences is Penrhyn House (left), which was constructed in the early 1900's and has a pleasing red brick aesthetic with front-facing gable and tall chimney stacks, a design that is not altogether out of keeping with some of the residences that were built a few years later at Rampton Hospital.

3.109 Situated within the wider setting of the original asylum building and forming part of the ever-growing hospital facility are several modern healthcare buildings (Fig 299-302), all of which are of distinctly contemporary and functional design, and are characterised by clean line and simple but bold materials palettes of red brick, timber cladding, white render and sheet metal roofing. The majority of these newer buildings are positioned away from the publicly accessible parts of the hospital estate, with only the new reception building and Mike Harris Learning and Development Centre standing in locations where their modern aesthetic can be readily appreciated.

Green and natural features

3.110 Green spaces, street trees, and garden hedges and lawns are defining elements of Woodbeck's alluring character, which displays obvious garden village traits. These landscaping elements are inseparable from the overall identity of the village and provide a complimentary setting to Woodbeck's built environment.

3.111 Occupying much of the land that sits between Woodbeck's residential areas to the north and east, and the secure hospital grounds to the south are a series of large green spaces (Fig 303-308). Many are handsomely landscaped, hosting mature tree groupings, whilst others are more open and primarily focused on hosting sports and recreation activities. Collectively these expansive green areas form an open and verdant environment, which provides an attractive landscaped setting to those dwellings that overlook these spaces and also helps to soften the appearance of those less visually appealing aspects, particularly the large areas of car parking associated with the hospital. The gently undulating and generously planted space to the east of Cavell Close is especially attractive, not only due to its mature landscaping but also because of its positive relationship with the adjoining rural landscape setting, with which it subtly merges into and across which stunning long distance views can be gained from the edge of Woodbeck (Fig 309).



Fig 299-302: Modern additions to the hospital's facilities have tended to depart from the classic red brick institutional aesthetic that characterised its earlier buildings, and instead found favour in a more crisp, contemporary designs, which draw inspiration from wider trends in healthcare architecture rather than the local built environment.



Fig 303-308: A series of expansive green spaces sit at the heart of the Rampton Hospital estate, many adorned with mature trees. These spaces form an attractive setting to both the hospital buildings as well as to many of the estate's residential clusters, and are a key element of Woodbeck's garden village character.



Fig 309: The open character of the land to the east of Cavell Close allows for unhindered, long distance views out towards Woodbeck's attractive eastern landscape setting and beyond.



Fig 310-315: Mature trees flourish along many stretches of Woodbeck's road network. Some specimens stand within wide grass verges, whilst others are accommodated in private residential gardens.

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3.112 Mature tree planting is not only widespread across Woodbeck's green spaces, but also characterises much of the roadside environment (Fig 310-319), with street trees and heavily planted private residential gardens a defining element of the settlement character, especially along Galen Avenue, St Luke's Way, Dendy Drive and Retford Road. Many of the trees found across Woodbeck benefit from Tree Preservation Orders (Fig 320), though there are many other specimens that are not afforded such protection but still make an important contribution to the settlement's wooded character.

3.113 Adding a further layer to Woodbeck's leafy and verdant appearance are the constant boundary hedgerows (Fig 321-323) that enclose the front lawns of most of the settlement's residential gardens. The combined greenery of the front lawns, tree planting and hedgerows serves to create a visually rich and cohesive streetscene across much of the settlement.



Fig 316-319: Many of Woodbeck's residential gardens feature mature tree planting, giving both the property grounds and adjoining public realm a wooded character. Some of the most heavily planted and handsome of these private grounds can be found at those residences that line the southern side of Galen Avenue, where they provide attractive settings to several non-designed heritage assets.



Fig 320: Tree Preservation Orders, Woodbeck.

3.114 Only at Fleming Drive are front gardens without boundary hedgerows and open to the public realm. Instead, garden lawns extend out to meet the public footpaths that run either side of Fleming Drive and combine with the broad roadside grass verges to create a wide green and open street profile with a stately aesthetic (Fig 324-326) that is befitting of its status as the main entrance route to the core of the hospital grounds.



Fig 321-323: Hedgerows represent the primary boundary treatment at Woodbeck, enclosing the majority of the settlement's residential gardens and forming distinctive soft, green edges to the settlement streets.

Woodbeck Character Summary

3.115 Woodbeck displays a cohesive and charming village garden character, which is quite unlike neighbouring villages and unique within this part of Nottinghamshire. Presented boldly across the settlement's development patterns, street network and architecture, are the core principles of symmetry, uniformity and rhythm.

3.116 This distinct village garden layout and character can be attributed to the unique circumstances under which the area quickly evolved from an unpopulated agricultural landscape with only a handful of isolated farmsteads to the compact village we see today, with the establishment of Rampton Hospital being the key driver for the development of most of Woodbeck's buildings, and its unique built environment heavily influenced by the vision and Arts and Crafts tastes of original hospital architect, Francis William Troup.

3.117 The following represent an overview of the key characteristics and features of Woodbeck:

- Purpose built settlement, constructed around the Rampton Criminal Lunatic Asylum (as it was originally titled). Core parts of the original asylum building, as well as a number of other historic buildings associated with the hospital's evolution, remain standing today, and several have recently been given the status of non-designed heritage assets by Bassetlaw District Council.

- Straight, linear road network (Fig 327 and 328), with routes generally linked at right angles, forming a distinct grid pattern of streets. Fleming Drive (Fig 329) sits at the top of Rampton Hospital's road hierarchy, its grand entrance, wide profile and formal layout and landscaping giving it a particular distinct character.

- Dwellings are laid out according to a highly planned approach with rows of evenly spaced homes set along a common building line and within plots of uniform dimensions, with houses positioned parallel to the street frontage.

- Housing is arranged into cohesive groups, the majority of which exhibit a strong garden village character, and each benefiting from unifying architectural and landscape features.

- Symmetrical, repetitive facade arrangements and a characteristic garden village roofscape of steep pitched and hipped roofs (Fig 330-333), often punctuated by projecting front gable elevations and tall chimneys. Some of the more characterful semi-detached properties have prominent gabled elevations on the flanks or centrally positioned sweeping gables that join each other to form a valley between.

- An attractive materials palette of red brick, pebble-dash and render characterises much of Woodbeck's residential architecture. Roofs are typically covered with natural slate or clay plain tiles.

- Several highly distinctive Arts and Crafts dwellings (Fig 334-337), especially along the southern edge of Galen Avenue, each set within larger-than-average garden plots and presenting individualistic and bespoke designs. These properties were originally designed for those hospital staff in top-level positions. Notable features include diamond patterns on gables, overhanging eaves and timber cladding.

- Well preserved landscape features synonymous with of the garden village style, including front garden lawns, hedgerows, mature trees, large green spaces and grass verges, give the settlement a verdant and leafy character, which complements its distinctive built environment (Fig 338-343).



Fig 324-316: The uniform, meticulously planned layout of Fleming Drive is complemented by a similarly formal landscaping scheme, which comprises wide grass verges with occasional sculpted bushes and unenclosed front gardens with extensive and unbroken lawns. When combined with the elegant pillars that stand at the routes entrance and the rhythmic and symmetrical development patterns that follow, the outcome is a memorable approach into the hospital estate.



Fig 327 and 328: At Woodbeck roads tend to be straight and edged by footpaths and/or grass verges, behind which often lie uniformly arranged residences which frame internal views along the route.



Fig 329: The view along Fleming Drive, little changed since its opening in 1931, is one of the most distinct and memorable at Woodbeck.



Fig 330-333: Roofs typically have steep profiles and accommodate forward-facing gables and/or chimney stacks, which are positioned to maintain the symmetry achieved across in each property's front elevations.



Fig 334-337: Larger detached dwellings of unique design are highlights within Woodbeck's built environment, departing from the more uniform residential designs that make up many of the settlement's housing groupings.



Fig 338 and 339: Hedgerows with timber gates enclose the majority of Woodbeck's residential properties and this boundary treatment is a key characteristic of the settlement's streetscape.

3.118 The map at Fig 344 provides a visual summary of many of the key built and natural features that contribute to the unique and distinct character of Woodbeck.

Woodbeck - Character preservation and enhancement recommendations

3.119 Future development proposals should be designed to respond positively to those identified built and natural features that define the distinct and attractive garden village character of Woodbeck by:

- Respecting Woodbeck's distinct grid-like road network and highly-planned development patterns, where spacing, orientation and building positioning are generally consistent from dwelling-dwelling, and garden plots are of uniform dimensions.
- Drawing inspiration from the Woodbeck's Art and Crafts-influenced architecture and recognised buildings of heritage value and positive character, including non-designated heritage assets and Buildings of Local Merit, as set out within this report.
- Recognising the importance of green features and spaces at Woodbeck, namely the consistent boundary hedgerows, mature tree planing, garden lawns and landscaped spaces, and retaining these existing features and introducing similar landscaping measures within new developments.
- Maintaining a positive relationship with the settlement's rural landscape setting, and where possible, reducing the visual impact of the more exposed elements of Rampton Hospital, such as those buildings that lie along the southern edges of the hospital complex.

3.120 When undertaking additions, alterations or repairs to any of Woodbeck's existing buildings of recognised heritage value and positive character, such as non-designated heritage assets and Buildings of Local Merit, it is recommended that expert advice is sought from the Conservation Officer at Bassettlaw District Council, who can provide guidance on appropriate materials and finishes that are compatible with the host building. The use of inappropriate, generic materials and finishes, such as uPVC double glazed window units and plastic rainwater goods is discouraged as this can have a negative impact on the host building, and in turn, the character of the local area.



Fig 340 and 341: Woodbeck's residential environment is enhanced by some truly beautiful and layered landscaping, comprising hedgerows, trees, lawns and green spaces.



Fig 342 and 343 (above and right): Both Rampton Hospital's historic and modern day buildings benefit from attractively landscaped settings, which complement the visual quality of these large structures. At the recently developed entrance and reception block (right), pre-existing trees have been retained and combined with new landscaping to provide the building with an attractive green setting that has helped it integrate into its surrounding environment.

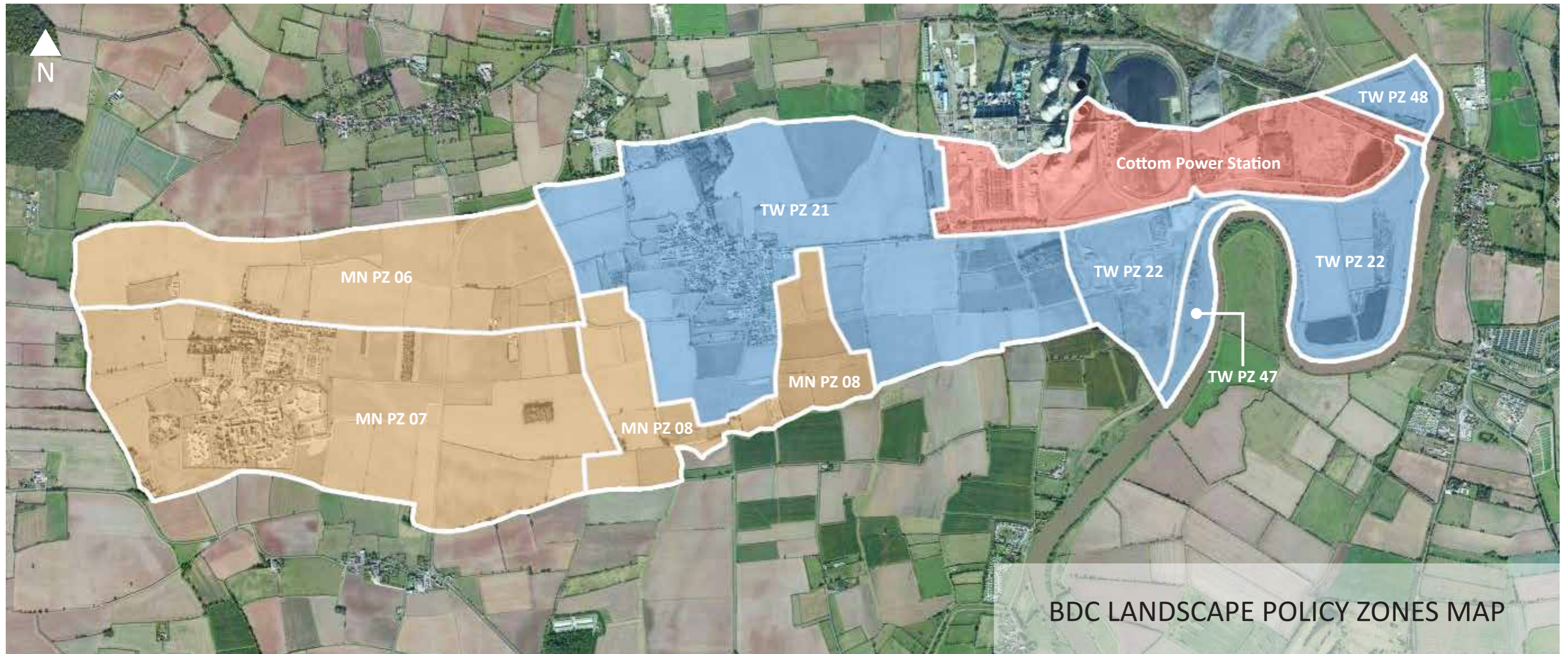




Fig 344: Woodbeck character map, denoting key built and natural characteristics and features.


APPENDIX 1

BASSETLAW LANDSCAPE CHARACTER ASSESSMENT: POLICY ZONE LANDSCAPE ACTIONS



Mid-Nottinghamshire Farmlands – Policy Zone 06: Treswell

PHOTOGRAPH



CONTEXT

Policy Zone: MN PZ 06
Land Cover Parcel[s]: MN16

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESTORE & CREATE	RESTORE

Low

Moderate

High

Sensitivity

CHARACTERISTIC FEATURES

- Arable farmland with trimmed well maintained hedgerow field boundaries.
- Narrow hedged lanes.
- Traditional village of Treswell, includes listed buildings.
- Meadow areas including Ashton's Meadow [SSSI INC].
- Generally low tree cover, although trees along the beck provide a sense of wooded views within a landscape that has no significant blocks of woodland.

LANDSCAPE ANALYSIS

Condition

The landscape condition is very good and the pattern of elements **coherent** with **few** detracting features, namely a radio mast. Overall this gives a **visually unified** area.

The landscape comprises mostly arable farmland with trimmed, well maintained hedgerows delineating fields, though some have been allowed to grow out. Hedgerow trees are more common in the south. Isolated areas of pasture are also apparent. The Policy Zone largely retains a rural character, the field pattern has generally been affected by hedgerow removal and lack of hedgerow management. Rationalisation of fields is most notable to the west of Treswell.

Treswell is a traditional village encompassing several listed buildings. Recent development is evident which reflects the local vernacular, however some earlier development within the village is not traditional and dilutes the overall architectural vernacular slightly. There is also a small amount of recent development at South Leverton. Overall the cultural integrity is **good**.

Within the Policy Zone an area of improved meadow is covered by SINC status, Ashton's Meadow is a designated SSSI and SINC. Tree cover is generally low throughout the area consisting of a wooded edge to the beck corridor [including Lee Beck] and limited tree planting near to Treswell, otherwise there are no areas or blocks of woodland within the Policy Zone. The ecological integrity is defined as **moderate** which overall gives a **strong** habitat for wildlife/functional integrity. A **visually unified** area combined with a **strong** functional integrity results in a **very good landscape condition** overall.

Sensitivity

Features which give the area local distinctiveness are **characteristic** of the Mid-Nottinghamshire Farmlands region and the continuity/time depth is **historic** [post 1600] giving a **moderate** sense of place.

Visibility is described as **moderate** and the landform **apparent**. A **moderate** sense of place with **moderate** visibility gives **moderate landscape sensitivity** overall.

SUMMARY OF ANALYSIS

Condition

Very Good

Pattern of Elements: Coherent

Detracting Features: Few

Visual Unity: Unified

Ecological Integrity: Moderate

Cultural Integrity: Good

Functional Integrity: Strong

Sensitivity

Moderate

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Apparent

Extent of Tree Cover: Intermittent

Visibility: Moderate

LANDSCAPE ACTIONS

Conserve


Landscape Features

- **Conserve** the historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.
- Seek opportunities to restore arable land to pasture.
- **Conserve** tree cover and landscape planting, enhance and reinforce where appropriate to increase green infrastructure throughout the Policy Zone.
- **Conserve** the biodiversity and setting of existing ecological designations including Ashton's Meadow [SSSI/SINC], seek to enhance where appropriate.
- **Conserve** areas of unimproved grassland.


Built Features

- Enhance visual unity and soften built development through additional woodland and landscape planting; this applies to both the existing settlement of Treswell and South Leverton, and new development.
- **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 Treswell and South Leverton.
- **Conserve** and respect the local brick built vernacular in any new development.
- Contain new development within existing field boundaries.

Mid-Nottinghamshire Farmlands – Policy Zone 07: Stokeham

PHOTOGRAPH	CONTEXT			
	Policy Zone: MN PZ 07 Land Cover Parcel[s]: MN17			
CHARACTERISTIC FEATURES	Condition			
	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	Poor	CREATE	RESTORE & CREATE	RESTORE
LANDSCAPE ANALYSIS	SUMMARY OF ANALYSIS			
	Condition	Poor		
	The landscape condition is poor. There is a coherent pattern of elements with many detracting features within the Policy Zone including high voltage power lines, a hospital complex and sewage works. Overall this equates to a visually interrupted area.			
	Intensive arable farmland extends across the Policy Zone with some areas of pasture. Field boundaries are generally well managed hawthorn hedgerows with few missing sections and occasional hedgerow trees. Much of the historic field pattern is lost through rationalisation, road construction and new development. Although a significant feature of the area, Rampton Hospital is not considered to be characteristic within this agricultural context causing some impact upon the traditional setting of Stokeham village which is in relatively close proximity. Several properties at Stokeham are listed, generally along Retford Road, Woodbeck, an area of non-vernacular housing lies immediately north the hospital site. The hospital complex is not visible from the south where the agricultural character is retained. The overall cultural integrity is assessed as variable .			
Sensitivity	Sensitivity			
	Moderate			
	Features which give the area local distinctiveness are characteristic of the Mid-Nottinghamshire Farmlands region and the continuity/time depth is recent [50 years] giving a weak sense of place.			
	High visibility is afforded due to the flat landform and open nature of the landscape. The topography has been assessed as apparent . A weak sense of place with high visibility leads to moderate landscape sensitivity overall.			
LANDSCAPE ACTIONS				
Create and Restore				
Landscape Features				
<ul style="list-style-type: none">• 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				
<ul style="list-style-type: none">• 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.				


Mid-Nottinghamshire Farmlands – Policy Zone 08: Upton, Laneham

PHOTOGRAPH	CONTEXT			
	Policy Zone: MN PZ 08 Land Cover Parcel[s]: MN18, MN21, MN22			
	Condition			
	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	Poor	CREATE	RESTORE & CREATE	RESTORE
<div>LowModerateHigh</div> <div>Sensitivity</div>				
CHARACTERISTIC FEATURES				
<ul style="list-style-type: none">North Beck with network of streams and associated woodland corridors.Arable landscape.Hedgerows and water channels as field boundaries.Small scale settlement.Small clumps/linear sections of woodland along watercourses.Improved and unimproved grassland adjacent to watercourses.Five SINC's; predominantly grassland.				
LANDSCAPE ANALYSIS	SUMMARY OF ANALYSIS			
Condition	Very Good			
The landscape condition is very good. There is a unified pattern of elements with few detracting features; the A1, the Doncaster to Newark railway line, industrial estate, large scale agricultural buildings and two sewage treatment works. Overall this gives a strongly unified visual appearance.				
The Policy Zone largely encompasses North Beck and a series of tributary streams, the watercourses are wooded; linear sections and small clumps of deciduous woodland are evident, species include willow, ash and oak. The majority of the landscape is under arable use, with some of the larger fields more intensively farmed. Less intensive pastoral fields lie adjacent to settlement. Field boundaries generally comprise hedgerows and watercourses. Post and wire fencing has been used to fill gaps in hedgerows where they have deteriorated. Oak and ash trees commonly occur within some hedgerows, notably around grassland and pasture fields. The field pattern has mostly been lost south-west of Laneham and west of Darlton.				
Settlement within the area is small scale including part of Upton, Darlton and most of Laneham, where dwellings reflect the local style and a number of buildings are listed, along with the fringes of Tuxford. Renovation of some older buildings is evident at Laneham. The overall cultural integrity is considered good .				
Five SINC's fall within the Policy Zone, these are mostly grassland sites. Improved and unimproved grassland occurs alongside the water corridors. A continuous green network is provided across the area connecting to the surrounding landscape. The ecological integrity is defined as strong which overall gives a very strong habitat for wildlife/functional integrity. A strongly unified area combined with a very strong functional integrity results in a very good landscape condition overall.				
Sensitivity	Very High			
Features which give the area local distinctiveness are unique/rare to the Mid-Nottinghamshire Farmlands region and the continuity/time depth is historic [post 1600] giving a strong sense of place.				
Visibility is described as high and the landform dominant . A strong sense of place with high visibility results in very high landscape sensitivity overall.				
LANDSCAPE ACTIONS				
Conserve				
<u>Landscape Features</u>				
<ul style="list-style-type: none">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 SINC's, seek to enhance where appropriate.				
<u>Built Features</u>				
<ul style="list-style-type: none">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.				


TW PZ 21 Cottam, Rampton and Church Laneham Village Farmlands

PHOTOGRAPH	CONTEXT			
	NCC Landscape Type: Village Farmlands Policy Zone: TW PZ 21 Landscape Character Parcel TW30			
	Condition			
	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	Poor	CREATE	RESTORE & CREATE	RESTORE
		Low	Moderate	High
		Sensitivity		
CHARACTERISTIC VISUAL FEATURES				
<ul style="list-style-type: none">• A predominantly large scale arable landscape• Small scale pastoral landscape around Cottam, Rampton and Church Laneham• Views dominated by power stations and pylons• Well trimmed mature hedgerows to internal field boundaries, with trees• Less well maintained road side hedges, with trees• Nucleated villages characterised by red brick buildings and pantile roofed buildings to historic cores with newer development to the periphery.• Limited small woodlands• Long distance views north and south across open landscapes constrained by distance, long distance views east and west constrained by wooded ridge lines				
LANDSCAPE ANALYSIS		SUMMARY OF ANALYSIS		
Landscape Condition		Condition	Good	
Landscape Condition is defined as good . There is a coherent pattern of landscape elements with few detracting features within the PZ , the detractors include power lines and freight traffic on mineral lines. Overall this gives a visually unified area.		Pattern of Elements:	Coherent	
The historic field pattern is intact around the villages of Rampton, Church Laneham and Cottam. Outside the villages some of the field boundaries shown on Sanderson's plan of 1835 are intact but intervening boundaries have been removed. The overall cultural integrity is described as variable		Detracting Features:	Few	
There is very limited tree cover, mature trees are confined to the historic village cores and hedge lines rather than woodlands. There are two SINC's in the PZ designated for aquatic and bankside vegetation and neutral grassland. The ecological network is defined as moderate which combined with as variable cultural integrity gives a coherent habitat for wildlife/functional integrity. A visually unified area with a coherent habitat for wildlife/functional integrity gives a good landscape condition		Visual unity	Unified	
		Cultural Integrity	Variable	
		Ecological Integrity	Moderate	
		Functional Integrity:	Coherent	
Landscape Sensitivity		Sensitivity	Moderate	
Landscape Sensitivity is defined as moderate . The features which give the area local distinctiveness are characteristic of the Trent Washlands and the continuity/time depth is described as historic (post 1600) which gives a moderate sense of place		Distinctiveness:	Characteristic	
There are long distance views to more elevated wooded skylines to the east, long views to the north and south are constrained only by the effects of distance and riverside vegetation and hedgerows. The landform is Insignificant and the limited tree cover/sense of enclosure which leads to a moderate visibility. A moderate sense of place with a moderate visibility leads to low landscape sensitivity		Continuity:	Historic	
		Sense of Place	Moderate	
		Landform	Insignificant	
		Extent of Tree Cover	Open	
		Visibility:	Moderate	
LANDSCAPE ACTIONS – Conserve and Reinforce				
Landscape Features				
<ul style="list-style-type: none">• Conserve the traditional pattern of hedges, fields and pasture around Cottam, Rampton and Church Laneham• Seek opportunities to recreate historic field boundaries where these have been lost• Seek opportunities to restore arable land to permanent pasture/wet grassland• Reinforce hedgerows where these are gappy and in poor condition particularly along road sides.• Reinforce and strengthen the continuity of ecological diversity of stream and ditch corridors• Conserve mature hedge lines along tracks, and promote measures for increasing existing tree cover.				
Built Features				
<ul style="list-style-type: none">• Conserve the rural character of the landscape by concentrating new development around the existing settlements of Cottam, Rampton and Church Laneham.• Promote measures for reinforcing the traditional character of isolated farm buildings using vernacular building styles.• Conserve historic field pattern by containing new small scale development within historic boundaries, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.• Conserve and respect the local vernacular of red brick and pantile roof construction in any new development.• Promote sensitive design and setting of new agricultural buildings.				

TW PZ 22 Cottam River Meadowlands

PHOTOGRAPH	CONTEXT			
	NCC Landscape Type - River Meadowlands Policy Zone: TW PZ 22 Landscape Character Parcel TW31			
	Condition			
	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	Poor	CREATE	RESTORE & CREATE	RESTORE
	Low	Moderate	High	
	Sensitivity			
CHARACTERISTIC VISUAL FEATURES				
<ul style="list-style-type: none">This is a flat landscape composed of arable fields to the west and pasture fields along the course of the River Trent and to the southViews are dominated by Cottam power stationMature trees are confined to the riverside and wetland areas and the hedgerows of pasture fields in particularAreas of scrub and aquatic vegetation close to the riverThere are long distance views along the River Trent to the North and South, views are bounded by elevated wooded ridgelines to the eastThe PZ is largely uninhabited except for isolated properties on the fringes of Cottam village				
LANDSCAPE ANALYSIS		SUMMARY OF ANALYSIS		
Landscape Condition		Condition	Good	
Landscape condition is defined as good . There is a coherent pattern of landscape elements with few detracting features within the PZ. The detractors include power station infrastructure and pylons. Overall this gives a visually unified area.		Pattern of Elements:	Coherent	
The overall cultural integrity is defined as variable . There is moderate tree cover which consists mainly of bands of riverside vegetation There are 2 SINC sites within the PZ designated for their aquatic interest. The integrity of the ecological network is defined as moderate , which together with a variable cultural integrity gives a coherent habitat for wildlife / functional integrity.		Detracting Features:	Few	
A visually unified area with a coherent functional integrity/ habitat for wildlife gives a good landscape condition		Visual Unity	Unified	
		Cultural Integrity	Variable	
		Ecological Integrity	Moderate	
		Functional Integrity:	Coherent	
Landscape Sensitivity		Sensitivity	Moderate	
Landscape sensitivity is defined as moderate . The features which give the area its local distinctiveness are characteristic of the Trent Washlands and the continuity/time depth is described as historic (post 1600) which gives a moderate sense of place.		Distinctiveness:	Characteristic	
Cottam power station dominates the views in this LCP. There are long distance views to more elevated wooded skylines to the east, and long views to the north and south contained by the effects of distance and riverside vegetation and hedgerows. The landform is insignificant and the limited tree cover/sense of enclosure leads to a moderate visibility		Continuity:	Historic	
A moderate sense of place with a moderate visibility leads to a landscape of moderate landscape sensitivity		Sense of place	Moderate	
		Extent of Tree Cover	Open	
		Landform	Insignificant	
		Visibility:	Moderate	
LANDSCAPE ACTIONS - Conserve and Reinforce				
Landscape Features				
<ul style="list-style-type: none">Conserve the traditional historic pattern of hedges, and fields.Conserve permanent grazing pasture close to the River Trent.Conserve mature trees to the rivers edge.Seek opportunities to recreate historic field boundaries where these have been lost.Seek opportunities to restore arable land to permanent pasture/ wet grassland.Reinforce hedgerows where these are gappy and in poor condition particularly around arable fields.Reinforce and strengthen the continuity and ecological diversity of stream and ditch corridors.Conserve and enhance the pattern and special features of meadowland hedgerows.				
Built Features				
<ul style="list-style-type: none">Conserve the sparsely settled rural character of the landscape by concentrating new development around the existing settlement of Cottam.Promote measures for reinforcing the traditional character of isolated farm buildings using vernacular building styles.Conserve historic field pattern by containing new small scale development within historic boundaries, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.Conserve and respect the local vernacular of red brick and pantile roof construction in any new development.Promote sensitive design and setting of new agricultural buildings.				

TW PZ 48 Littleborough River Meadowlands

PHOTOGRAPH –	CONTEXT			
	NCC Landscape SubType: River Meadowlands Policy Zone: TW PZ 48 Landscape Character Parcel: TW 31			
	Condition			
	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
	Poor	CREATE	RESTORE & CREATE	RESTORE
	Low	Moderate	High	
	Sensitivity			
	NB: Where one criterion is 'very good' this pushes the policy description into the next highest category.			
CHARACTERISTIC VISUAL FEATURES	SUMMARY OF ANALYSIS			
<ul style="list-style-type: none">Flat topographyA narrow swathe of improved and unimproved pasture following the course of the River TrentWillows and scrubby riparian vegetation associated with watercoursesWell maintained, bushy, Hawthorn hedgerows with Willow and Ash hedgerow treesGrass flood bank	Condition Very Good			
LANDSCAPE ANALYSIS				
Landscape Condition				
<p>The overall condition of this landscape is defined as very good.</p> <p>The pattern of landscape elements is unified. The area has few detracting features. The Cottam Power Station is visible to the far south, outside the Policy Zone area. Overall this is a strongly visually unified area</p> <p>The historic field pattern is still evident therefore the cultural integrity is good. Although the area has no SINC designations the trees, improved and unimproved pasture, and riparian vegetation provide a moderate network of wildlife habitats.</p> <p>A moderate network for wildlife and a good cultural integrity leads to a strong functional integrity / habitat for wildlife. An area that is strongly visually unified with a strong functional integrity / habitat for wildlife has a very good landscape condition.</p>	Pattern of Elements: Unified			
	Detracting Features: Few			
	Visual Unity: Strongly Unified			
	Ecological Integrity: Moderate			
	Cultural Integrity: Good			
	Functional Integrity: Strong			
Landscape Sensitivity	Sensitivity Moderate			
<p>Landscape sensitivity is defined as moderate.</p> <p>The historic field pattern is still evident. The grass bunds have protected the area from the encroachment of arable farmland to the west. The features which give the area its local distinctiveness are characteristic of the Trent Washlands RCA and the continuity / time depth is historic (post 1600). The area has a moderate sense of place.</p> <p>There are open views to the north and east. The views to the west are slightly contained by the flood bank. To the south, the views are enclosed by Torksey village and Cottam Power Station. The landform is apparent and has intermittent tree cover which leads to moderate visibility of the area from outside the PZ.</p> <p>A moderate sense of place with a moderate degree of visibility leads to a moderate landscape sensitivity.</p>	Distinctiveness: Characteristic			
	Continuity: Historic			
	Sense of Place: Moderate			
	Landform: Apparent			
	Extent of Tree Cover Intermittent			
	Visibility: Moderate			
LANDSCAPE ACTIONS - Conserve				
Landscape Features				
<ul style="list-style-type: none">Promote measures for enhancing the ecological diversity of alluvial grasslands.Conserve pastoral character and promote measures for enhancing the ecological diversity of alluvial grasslandsConserve and enhance river channel diversity and marginal riverside vegetationConserve pollarded Willows and seek opportunities to re-pollard Willows to maintain the traditional riparian character of the landscapeSeek opportunities to re-create historic field boundariesSeek opportunities to convert arable land to permanent pastureConserve and enhance the pattern and special features of meadowland hedgerowsConserve and strengthen the simple unity and sparsely settled character of the landscape				
Built Features				
<ul style="list-style-type: none">Promote measures for reinforcing the traditional character of isolated farm buildings using vernacular building styles.Conserve historic field pattern by containing new small scale development within historic boundaries, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary.Conserve and respect the local vernacular of red brick and pantile roof construction in any new development.				

APPENDIX 2

LISTED BUILDING DETAILS

Name / Location: CHURCH OF ALL SAINTS, TORKSEY STREET

List entry number: 1233879
Grade: I

Date first listed: 01-Feb-1967
Date of most recent amendment: Not applicable

Details: Parish church. C10, early C13, c.1300, C14, C15, C16, C17, restored 1894, nave roof restored 1902. Coursed rubble, dressed coursed rubble and ashlar. Slate roofs. Coped east gable with single ridge cross. Single rendered red brick stack to the north east aisle. Buttressed and set on a plinth with moulded band running over. Tower, nave, north and south aisles, south porch, chancel. Early C13 tower of 2 stages with bands and course of ballflower running under the C14 battlements. West moulded pointed arched doorway with hood mould and label stops. Above is an arched 3 light late C14 window with panel tracery, cusping, moulded surround, hood mould and worn beast label stops, flanked by single corbels. Above is an arched and cusped niche with a moulded arched surround with finial. In the belfry are 4 arched c.1300 openings each with 2 cusped lights and hood mould. There is a single clock face to the south and 5 small rectangular lights to the west with single similar lights to the north and east. The west wall of the north aisle has a single arched 2 light window with Y tracery. The north wall has a chamfered arched doorway with wooden door and hood mould, over is an oval plaque dated 1699 with illegible inscription. To the left is a single C16 window under a flat arch with 2 cusped lights, original lead and hood mould. Further left is a single C16 3 light window under flat arch with cusping, original lead and hood mould. This bay is of coursed rubble and is not on a plinth. The east wall has a single arched 3 light re-cut window with intersecting tracery. The chancel lacks the moulded plinth band and is mainly of coursed rubble. The north wall has 2 blocked windows with flat arches and hood moulds. Projecting is the felted roof of a basement. The east chancel has a single arched 5 light window with C14 panel tracery and hood mould. This replaces an earlier window. The south chancel has a central chamfered arched doorway with wooden door, flanked by single C16 windows each with 3 lights, tracery, cusping, flat arch and hood mould. The east wall of the south aisle has a single C16 3 light arched window with original lead. Leaning against the south wall are 3 rectangular, arched headstones. Early C18 with illegible inscriptions, there is a further, larger, rectangular, arched headstone to Elizabeth Holmes, 1728. The south wall has 2 C17 3 light windows under flat arches with original lead and with moulded surrounds. There is a single similar window to the left of the C14 porch which is diagonally buttressed and has a moulded, pointed arched entrance supported on engaged colonnettes with moulded capitals. The hood mould has 2 large worn beast label stops and carved angel finial, over is a sundial. There is a double iron gate. The east and west walls each have single traceried openings with 2 cusped lights under flat arches. The inner early C13 double chamfered pointed arched doorway with imposts decorated with nailhead terminating in the left in a stylised flower has a hood mould with 2 large C15 regal head label stops. There is a C17 panelled door. The west wall of the south aisle has a single 3 light arched window with C14 panel tracery, original lead and moulded surround. Interior. 3 bay late C13 north aisle arcade with single large square, part chamfered, C10 pier rising to the roof. To the right is a single octagonal column with moulded capital. To the east and west are similar large piers all with corbels which support the double chamfered arches. The 4 bay C15 south aisle arcade has octagonal columns with moulded capitals supporting double chamfered arches, to the east and west are moulded corbels. The inner chamfer of the double chamfered tower arch is supported on castellated corbels. There is a C20 screen under with blind traceried panels. The inner chamfer of the double chamfered late C13 chancel arch is supported on corbels. There is a C20 screen under. The south wall of the north aisle has a small piscina, there is a further piscina in the south aisle wall. To the south of the chancel arch is a squint. Beside the south doorway is an aumbry. There is a C15 alms box and a C17 oak chest with iron fittings. Some of the pews are C17 and in the north aisle is a C16 communion table. In the chancel are several monuments. To Gervase Anthony Eyre, 1811, by Crake, the crown being decorated with the trappings of battle. To Anthony Hardolph Eyre and his wife Francisca Alicia, 1836, by Crake in the shape of a casket surmounted by a coloured shield. To Anthony Eyre and his wife Judith Letitia by Crake, 1800, this is surmounted by a coloured shield. A fine monument to Gervas Eyre and his wife Catherine by WM Holland, 1703. The tablet is flanked by single pilasters with acanthus decorated capitals which support a cornice surmounted by central coloured shield, flanked by single urns. Flanking the base of the inscription are single cherubs with a further single cherub’s head on the apron. There are further monuments to Sir George Eyre, 1839; Carolus Eyre, 1796: Anne Marie Eyre, 1826: Louisa Henrietta Eyre, 1816; Johannis and Charlottae Eyre, 1831: Johannis Hardolpi Eyre and Antonius Gervasius Eyre, 1821. The monument to Charles Willoughby Eyre and Anthony Gervase Eyre, 1834, is by Lockwood and is surmounted by a lily. In the south aisle is a monument to Elizabeth Howlet, 1747. On the north nave wall is a hatchment. In the south aisle is a board detailing “A particular of ye augument of ye church in ye year 1735” dated “Feb ye 7 1743”. There is a further board dated 1703 outlining the gift of Gervas Coale of Rampton. The nave has an C18 king post roof.

National Grid Reference: SK 79950 78580

Name / Location: GATEWAY FROM MANOR FARM TO CHURCHYARD AND ATTACHED WALLS 7 METRES WEST OF MANOR FARMHOUSE, TORKSEY STREET

List entry number: 1276407
Grade: I

Date first listed: 28-Feb-1952
Date of most recent amendment: 12-Jul-1985

Details: Gateway from Manor Farm to churchyard 28.2.52 and attached walls 7 M west of Manor 1.2.67 Farmhouse (Gateway formerly listed as The Hall Gateway on 28.2.52. Amended G.V. listing including walls 1-2-67) I Gateway and attached walls, 7 metres west of Manor Farmhouse. Mid C16. For the Stanhopes and Babingtons. Red brick, ashlar and terracotta. Gateway comprising ashlar wall with moulded and stepped coping. Central doorway with wooden plank door set into a recessed, rectangular panel with hood mould over and label stops decorated with incised quatrefoils. Above is a recessed armorial panel, flanked by single smaller armorial panels which are set slightly lower. Above is a further single armorial panel with triangular head. All panels have raised and moulded edges and are set into decorative surrounds. Attached to both sides of tile gateway are single red brick walls with heavy mouldedashlar coping, extending 5 metres to the west with a single niche and 28 metres to the south with 4 niches where it terminates in ashlar quoins. All niches have moulded ashlar surrounds,the 4 to the south have terracotta panels with single worn quatrefoils. The rear, north side of the gateway corresponds to the front, however the doorway is flanked by single large carved corbels and there is a cavetto dripmould over decorated with 3 of 4 small shields.

National Grid Reference: SK 79972 78590

Name / Location: MANOR FARMHOUSE AND ATTACHED OUTBUILDING AND WALL, TORKSEY STREET

List entry number: 1233878
Grade: II

Date first listed: 12-Jul-1985
Date of most recent amendment: Not applicable

Details: Farmhouse and attached outbuilding and walls. Early C18. Red brick and ashlar. Slate roof with raised ashlar copied gables and kneelers. 4 red brick gable stacks. Raised eaves band. Set on an ashlar plinth with moulded band over. Double range plan. 2 storeys plus garrets, 5 bays. With moulded red brick first floor band. Central doorway, the top 2 panels of the 6 panel door being glazed, with traceried overlight, ashlar architrave and cornice hood supported on consoles. Either side are 2 glazing bar sashes with flush wedge lintels and keystones. Above are 5 similar sashes and lintels. Attached to the rear right is a single storey red brick and pantile 4 bay outbuilding with single red brick ridge stack and single similar stack to the front right. Dentil eaves. Set on an ashlar plinth. Doorway with plank door, to the right is a single glazing bar Yorkshire sash, a doorway with plank door and further right a similar, smaller sash. To the right is a lower wing with doorway with plank door. Attached to the front right is a red brick wall with ashlar coping, this extends for 7 metres and is flanked at either end by single copied piers. The wall then drops down and extends southwards for 30 metres, being buttressed and broken by a gateway at the north end. It rises to meet a similar pier with raised and shaped coping, turns at a right angle and continues west on a coursed rubble and brick plinth with chamfered ashlar coping for 22 metres, being broken by a now blocked gateway with raised and shaped ashlar coping simulating piers. At the west end it rises to a similar pier with attached taller copied pier with shaped ashlar finial and then turns northwards for 6 metres terminating in the wall of the C16 gateway. Interior has a dogleg close string staircase with turned balusters, cut spandrels and moulded handrail.

National Grid Reference: SK 79986 78593

Name / Location: GATEWAY 19 METRES WEST OF CHURCH OF ALL SAINTS, TORKSEY STREET

List entry number: 1233880

Grade: II

Date first listed: 12-Jul-1985

Date of most recent amendment: Not applicable

Details: Gateway. Mid C19. Ashlar. Gateway comprising wall set on a plinth with moulded and stepped coping. Central, slightly projecting moulded archway with hood mould and label stops. To the right is a smaller arched domestic gateway with wrought iron gate, hood mould and label stops. Above is a central decorative panel. Included for group value only.

National Grid Reference: SK 79907 78561

Name / Location: THE COTTAGE, ROSE COTTAGE AND NO.3, TORKSEY STREET

List entry number: 1276406

Grade: II

Date first listed: 12-Jul-1985

Date of most recent amendment: Not applicable

Details: How of 3 cottages. Late C18. Painted red brick. Pantile roofs. 2 red brick and render gable stacks to the left, higher, wing and single red brick ridge stack to the lower wing. Dentil eaves. Raised and coped gables with kneelers. The left wing also has tumbled in brickwork. One and a half storey, 5 bay wing with 2 storey 3 bay wing to the left. Having from right to left a single C20 casement, a doorway with wooden door and hood, a single similar, larger, casement, a doorway 3 steps up under segmental arch with plank door, and long iron hinges, an archway leading to a through passage, a single tripartite glazing bar Yorkshire sash, a doorway with part glazed plank door and a single similar sash. Above are 2 Yorkshire sashes with a blocked window opening to the left and further left 2 glazingbar Yorkshire sashes. All the openings of the 2 storey wing are under segmental arches. To the rear of “The Cottage” is a lower one and a half storey wing with lean-to extension to the rear of No.3.

National Grid Reference: SK 80084 78570

APPENDIX 3

NON-DESIGNATED HERITAGE ASSET DETAILS

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

Name	Street	Date(s)	Details
Hall Farmhouse	Laneham Street	C17, C18 & C20	17th century timber-framed farmhouse with 18th century remodelling in brick; two storeys, red brick (painted) with slate roof, brick stacks, brick arches, 20th century additions to front forming cat slide roof, small dormers, some timber joinery including glazing bar casements
Ingledene	Laneham Street	C18	18th century farmhouse, two storeys, red brick (rendered), concrete tile roof, coped gables, brick gable stacks, timber panelled door, stone cills, altered ground floor openings
East End Farmhouse	Torksey Street	Late-C18/Early-C19	Late-18th/early-19th century farmhouse, two storeys, red brick with hipped concrete tile roof, brick arches with keystone and stone dressings, some timber joinery including timber mullions with timber '1 over 1' sashes, brick stacks; Built for Anthony Hardolph Eyre of Grove Hall
Three Ways Cottage	Torksey Street	Late-C18/Early-C19	Late-18th/early-19th century farmhouse, two storeys, red brick (painted) with hipped concrete tile roof, brick stacks, timber joinery, altered openings; also includes 2 detached outbuildings (former coach house/stables/store), single storey, red brick with pantile roofs, timber joinery
The Lodge	Treswell Road	1853	Small lodge, built for Reverend Charles Wasteneys Eyre of Rampton Manor which was all constructed in 1853 (this also included a manor house (demolished), the adjacent listed gateway and the wider park to the north); possibly designed by William Burn of London (architect of the adjacent gateway); single storey, red brick with slate roof, central porch, single brick stack, pairs of windows with brick mullions and brick arches containing timber glazing bar casements, some altered openings on front
Cleveland Farm	Main Street	1713	Linear farmhouse, two storeys, red brick (rendered) with evidence of internal timber frame, concrete tile roof, coped gable to front, date "1713" painted on front with numbers recessed into render, projecting bands at first floor and second floor (front gable only) - also indicating timber frame; timber joinery throughout although some altered openings
The Hollies	Main Street	C18	18th century linear cottage, two storeys, red brick (painted) with mostly concrete tile roof, brick ridge stacks, dentilated eaves, altered openings, 19th century addition to front with pantile roof
Barns at Home Farm	Torksey Street	Late-C18/Early-C19	Late-18th/early-19th century farm buildings to Home Farm, includes two storey threshing barn and single storey stables, animal sheds and stores, red brick with concrete and fibre board roofs, brick arches with stone keystones, dentilated eaves; threshing barn features stone dressings, diamond pattern ventilators, full height openings with timber doors; 20th century additions on no significance; Of similar design to several other farms in Rampton of same period (i.e. Manor Farm, East End Farm, Holme Farm and Ravens Farm); Built for Anthony Hardolph Eyre of Grove Hall
Home Farmhouse	Torksey Street	Late-C18/Early-C19	Late-18th/early-19th century farmhouse, two storeys, red brick (painted) with slate roof, L-plan, brick stacks, altered openings
Wesleyan Methodist Chapel	Laneham Street	1857	Former Wesleyan Methodist Chapel, 1857, now house, single storey, red brick with slate roof, symmetrical façade, central gothic arched opening with smaller gothic arched openings either side; Chapel originally cost £450, was altered in 1877 at a further cost of £100, and in 1883 an organ was added at a cost of £120 (from 1885 White's Gazetteer)
East End Farm buildings	Torksey Street	Late-C18/Early-C19	Late-18th/early-19th century barns, red brick with pantile roofs, diamond ventilators, brick arches, includes large threshing barn with full-height arched openings with pairs of timber doors, also includes coach house, dovecote, stables and animal shed, dentilated eaves, stone dressings, timber joinery throughout; Of similar design to several other farms in Rampton of the same period (i.e. Holme Farm, Manor Farm, Home Farm and Ravens Farm); Built for Anthony Hardolph Eyre of Grove Hall
Rampton Primary School	Retford Road	1914	Former County School, built 1914, possibly by L.E. Maggs; red brick with plain tile roof, brick stacks, brick arches, symmetrical façade
Holly Cottage	Treswell Road	Late-C18 & C19	Late-18th century cottage with 19th century additions, two storeys, red brick with pantile roof, dentilated eaves, brick arches, some timber joinery, brick stacks, 18th century section with Flemish bond façade with light headers

Rampton Non-designated heritage assets (as identified by Bassetlaw District Council)			
West Croft	Treswell Road	C18	18th century farmhouse, two storeys, red brick (rendered) with concrete tile roof, coped gables, 1920s/30s timber leaded casements and canted bays on front; mid-20th century canopy above, brick stack on rear slope
Barn at Ravens Farm	Torksey Street	Late-C18/Early-C19	Late-18th/early-19th century barn, two storeys, red brick with hipped pantile roof, brick arches with stone keystones, dentilated eaves, diamond pattern ventilators. timber joinery; Of similar design to several other farms in Rampton of same period (i.e. Manor Farm, East End Farm, Holme Farm and Home Farm); Built for Anthony Hardolph Eyre of Grove Hall
Woodstock House	Torksey Street	Late-C19	Late-19th century farmhouse, two storeys, red brick with concrete tile roof, splayed brick arches, stone cills, timber joinery including '6 over 6' sashes, pair of brick ridge stacks; replaced earlier farmhouse
Andor House	Torksey Street	Early-C19	Early-19th century former Vicarage, probably first occupied by Reverend William Smith (1760s-1811) or Reverend Richard Barrow (1811-1838); two storeys, red brick with hipped slate roof, splayed brick arches, stone cills; projecting brick bands at first floor level, timber joinery throughout including '3 over 3' sashes; main façade faces west and features false squared bays with stone cornices; main entrance on north side, timber 3-panel door with top panel glazed, set within timber surround and half-round fanlight with vertical glazing bars, rounded brick arch above; pairs of brick stacks on north and south sides; overhanging roof; later-20th century extension on east side of no significance
Outbuildings at The Rectory	Main Street	Late-C18 & Early-C19	Pair of outbuildings, formerly coach house and stables to the Vicarage, red brick with pantile roofs; west outbuilding is late-18th century and features tumbling-in on gables, also has coped gables and brick arches; East building is early-19th century and features two pairs of timber side-hung doors with single timber lintel above
Barns at Holme Farm	Laneham Street	Late-C18/Early-C19	Late-18th/early-19th century farm buildings, includes two storey threshing barn and single storey stables (partially rebuilt recently), red brick, hipped concrete tile roof on threshing barn and pantile roof on stables, brick arches (stone keystones on main threshing barn openings), dentilated eaves, timber joinery throughout, diamond pattern ventilators on threshing barn; Of similar design to several other farms in Rampton of same period (i.e. Manor Farm, East End Farm, Home Farm and Ravens Farm); Built for Anthony Hardolph Eyre of Grove Hall

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

Name	Street	Date(s)	Details
Gate piers at Rampton Hospital	Retford Road	1931	Pair of gate piers to Rampton State Institute for Mental Defectives (now Rampton Hospital); designed by John Hatton Markham, Architect for the Office of Works, very similar to J.H. Markham's Victoria Gate piers at Hyde Park in London; each pier comprises a stone plinth with brick shaft (laid in English bond) with stone capping (featuring moulded cornice and stepped upper section) and carved ornament on top (a decorative 4-handled urn with pineapple in the centre). Adjacent to each pier is a pair of stone ashlar plinths either side of a footpath.
Former Rampton Criminal Lunatic Asylum, Rampton Hospital	Woodbeck	1909-1912	Former Rampton Criminal Lunatic Asylum, now part of Rampton Hospital, built as an expansion to Broadmoor Asylum in Berkshire, received its first patients (from Broadmoor) on 1st October 1912; designed by Francis William Troup (of London) in the pavilion hospital style, red brick with mostly natural slate roof, three storeys, comprises main west-to-east wing, 4 main cross wings at 90 degrees along its length, each cross-wing has a distinctive canted terminus; became the Rampton State Institute for Mental Defectives on 1st March 1920, with numerous alterations carried out by the Office of Works designed by their Architect John Hatton Markham (see also refs: 2870 and 2871)
Former Entrance and Administration Block, Rampton Hospital	Woodbeck	1927	Entrance and administration block, built for the Rampton State Institute for Mental Defectives; Designed by John Hatton Markham, Architect for the Office of Works, two storeys, red brick with plain clay tile roof, brick parapet, brick chimney stacks, symmetrical facade with timber glazing bar sashes, central feature doorway with stone surround containing datestone "1928" (official opening), stone columns and stone pediment above the timber doors, doorway within large recessed decorative brick arch
William Tuke House and Fleming House, Rampton Hospital	Woodbeck	1922-7	Originally built as nurses accomodation for the, now offices, comprises 2 buildings, the east of which, Fleming House, was built 1922-7, and the east, William Tuke House, was built 1927; Designed by John Hatton Markham, Architect for the Office of Works, for the Rampton State Institute for Mental Defectives; Both are three storeys, red brick with natural slate roofs, timber joinery throughout including glazing-bar sashes on all elevations, timber glazed doors, metal rainwater goods including downpipes, brick chimney stacks, stone string cours at second floor level, stone cornice below eaves, stone pediments on inward-facing elevations, stone door surrounds on hospital-facing elevations
Wychwood (no.8)	Galen Avenue	1912	Former Medical Superintendent's house to Rampton Criminal Lunatic Asylum (officially opened 1912), designed by Francis William Troup (of London), two storeys, red brick plinth with rendered ground floor and horizontal timber boarded first floor and gables (similar to Timsbury/Auchlea and Crossways), natural slate roof, blue brick stacks, timber casement windows throughout included canted full-height bays, overhanging eaves with large timber brackets; Detached garage to west contemporary with house
Timsbury (no.11) & Auchlea (no.12)	Galen Avenue	1912	Pair of semi-detached houses, built c1912 for the Rampton Criminal Lunatic Asylum, designed by Francis William Troup (of London), originally housed the Chief Engineer (Timsbury) and the Foreman of Works (Auchlea); Two storeys, red brick (mostly rendered) with natural slate gabled roof, horizontal timber boarding on gables (similar to Wychwood and Crossways), original timber glazing bar casements throughout, rendered stacks, brick and creased tile arches, timber 4-panel doors, lean-to slate canopies
Crossways (no.19)	Fleming Drive	1912	Detached former house, built c1912 for the Rampton Criminal Lunatic Asylum, designed by Francis William Troup (of London), originally housed the Clerk & Steward; two storeys, red brick (mostly rendered) with natural slate roof, horizontal timber boarding on gables (similar to Wychwood and Timsbury/Auchlea), rendered stacks, lean-to slate canopies
20-23	Fleming Drive	1919	2 pairs of semi-detached dwellings, built c1919 for the Rampton Criminal Lunatic Asylum, designed by Francis William Troup (of London); two storeys, mostly rendered with natural slate roofs, central brick stacks, some original timber joinery
5	St Luke's Way	1914	Detached former Porter's lodge, built 1914 for the Rampton Criminal Lunatic Asylum, designed by Francis William Troup (of London); two storeys, mostly rendered with natural slate roof, central brick stack, brick and creased tile arches
1	Chadwick Walk	1926	Detached former Engineer's house, built 1926 for the Rampton State Institute for Mental Defectives; likely designed by John Hatton Markham, Architect for the Office of Works; two storeys, pyramidal rosemary tile roof with central brick stack, overhanging eaves with timber brackets, hipped wall dormers on each elevation

Woodbeck Non-designated heritage assets (as identified by Bassetlaw District Council)			
Many Oaks (no.7)	Galen Avenue	1939	Former Medical Superintendent's house (this replaced Wychwood), built 1939 for Rampton State Institute for Mental Defectives; Designed by John Hatton Markham, Architect for the Office of Works; two storeys, red brick (mostly rendered) with hipped rosemary tile roof, canted bay on side, pair of large brick stacks
The Vicarage (no.9)	Galen Avenue	1929	Former Chaplain's house, built 1929 for Rampton State Institute for Mental Defectives; likely designed by John Hatton Markham, Architect for the Office of Works; two storeys, red brick with hipped rosemary tile roof, symmetrical façade, central recessed brick door opening within rounded and canted bay, likely original glazed timber glazing bar door, brick gable stacks
Brick Bus Stop	Chadwick Walk	1940s/50s	Brick bus stop, built 1940s/50s, rectangular, red brick, hipped rosemary tile roof

APPENDIX 4

RAMPTON MANOR: UNREGISTERED PARK AND GARDEN DETAILS

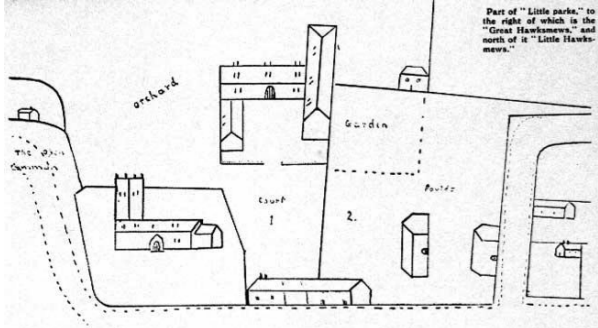
Unregistered Park & Garden:
Rampton Manor

NCC/BDC Ref:
UPG43

Date(s):
C16, C18, 1726, 1853, c1945

Description & historic information:

A manor house had existed at Rampton since at least the 12th century, located north east of the churchyard. In the 16th century, the manor house was altered/rebuilt by John & Saunchia Babingtonⁱ ('Saunchia' is a Spanish name, meaning *sanctus*, i.e. holy). It is likely John Babington was responsible for the building of the gateway that linked the churchyard with the manor. This gateway (grade I listed) contains the coats of arms of the Stanhope and Babington families, together with a Tudor rose and crown. Rampton passed to the Eyre family in the early-17th century. The manor house was demolished in 1726 by Anthony Eyre, other than the Tudor gateway to the church which remained.



1717 Plan of Rampton Manor (source: *The History of the Manor of Rampton, in Nottinghamshire, Transactions of the Thoroton Society, XXIV (1920)*)



View of grade I listed gateway, as viewed from churchyard

Manor Farmhouse (early-18th century, grade II listed) was built in the Manor's old front courtyard. In the late-18th century, a barn range was constructed to the north west of the church (Manor Farm). A school was also constructed in the former orchard to the rear of the church around this time (later converted to a hostel, now the village hall although with several 20th century alterations).

A new manor house was constructed in 1853ⁱⁱ for Reverend Charles Wasteneys Eyre, designed by William Burn (of London) in a neo-Elizabethan styleⁱⁱⁱ. The grade II listed stone gateway to the west of the church was also constructed at this time, together with the small lodge adjacent. Associated with the house was a formal park, comprising the main driveway set within a long belt of trees, opening out into a small teardrop-shaped area woodland. South east of the house was a large lawn, to the north was a nursey and to the west was a kitchen garden. East of the main wooded area is a large field, previously landscaped park with isolated specimen trees forming sweeping views.



Rampton Manor, 1910 (source: Bassetlaw Museum)



West gateway to Rampton Manor



1898 – Ordnance Survey map



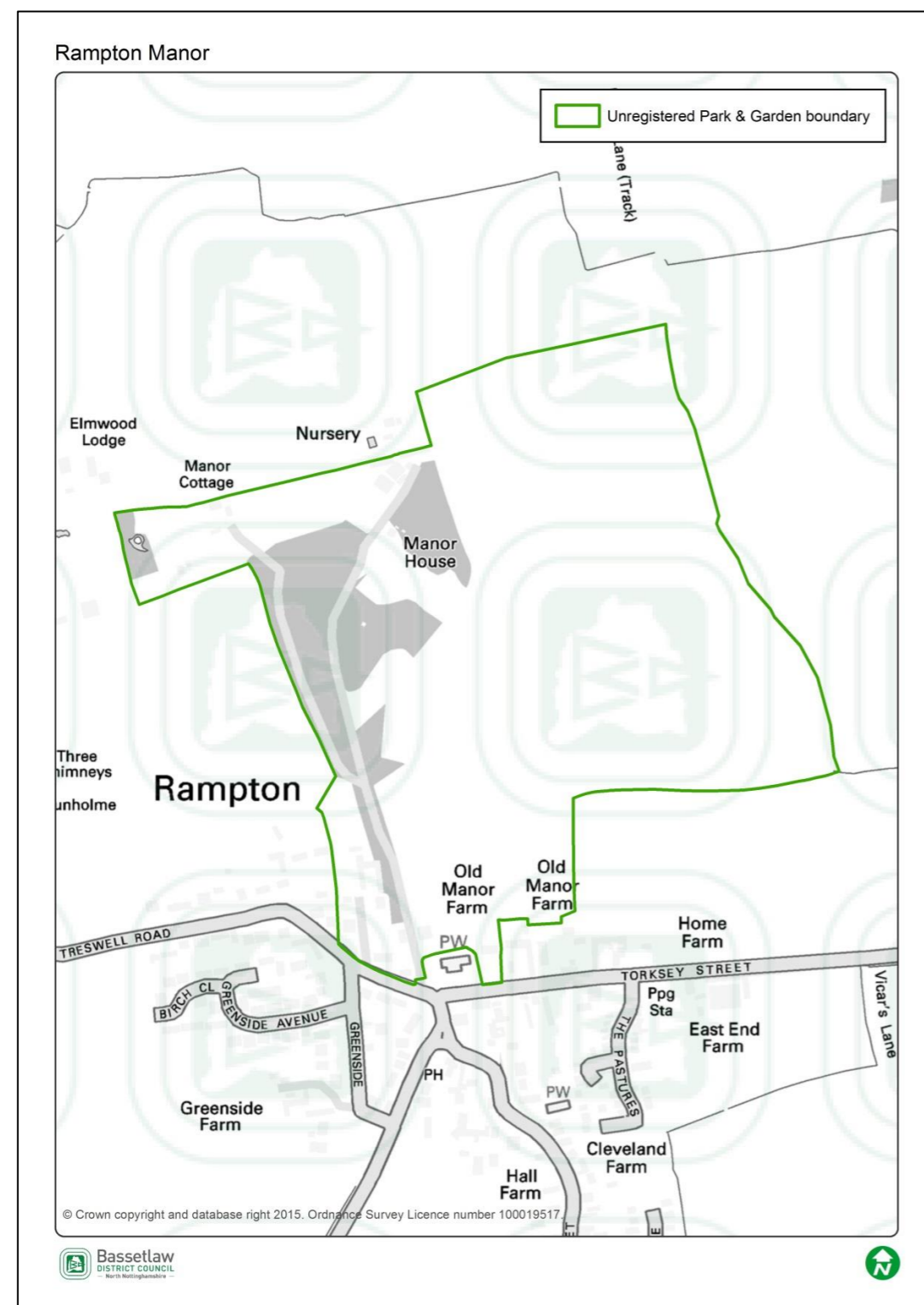
Aerial photograph of Rampton Manor, taken 2007
(source: Bassetlaw District Council)

The estate stayed in the Eyre family until 1893, when it was sold at auction to John Cottam (of South Leverton). The manor was then purchased by Charles Edward Ellis KCB in 1902. After a few more owners, the parkland to the east of the main wooded area was ploughed, with the manor eventually being demolished in c1984.

Features of significance:

The grade I listed wall and gateway at the north east end of the churchyard is all that survives of the 16th century Rampton Manor. Other significant buildings include the early-18th century Manor Farmhouse (grade II listed), the former Manor Farm, the west gateway (grade II listed), The Lodge and several outbuildings at the north of the 1853 Manor site (stables/kennels). The 1853 entrance wooded driveway survives, together with the lawn to the front of the former house. The site also contains several walls, ponds and sections of fencing.

Listed Buildings:	Gateway and walls west of Manor Farmhouse (grade I); Gateway west of church (grade II); Manor Farmhouse (grade II)
Scheduled Ancient Monuments:	n/a
Conservation Area:	n/a
Local Interest Buildings:	The Lodge; Ravensfield (formerly Manor Farm)



References:

ⁱ Reverend H. Chadwick; *The History of the Manor of Rampton, in Nottinghamshire (in Transactions of the Thorton Society, XXIV); 1920.*

ⁱⁱ Cornelius Brown; *A History of Nottinghamshire; 1896.*

ⁱⁱⁱ Reverend H. Chadwick; *The History of the Manor of Rampton, in Nottinghamshire (in Transactions of the Thorton Society, XXIV); 1920.*

Additional information on this site may be found on the [Historic Environment Record](#) held and maintained by Nottinghamshire County Council.

