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Scrooby Character Assessment

November 2018

CARROLL PLANNING + DESIGN

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1 INTRODUCTION

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INTRODUCTION 1

Purpose of the assessment

Character assessments record the special qualities that give an area its sense of place and unique identity. They 1.1 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 Scrooby (Fig 1), with a particular focus on the village settlement of Scrooby and hamlet of Scrooby Top. The Character Assessment has been prepared in support of a larger project – the production of the Scrooby 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.

The National Planning Policy Framework (NPPF) recognises the value of local distinctiveness and the need to 1.3 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'.

The key role neighbourhood planning has in achieving high quality places and the importance of understanding 1.4 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'.

This Character Assessment supports the design and character policies progressed within the Scrooby 1.5 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 Scrooby 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

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

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

While the primary objective of this assessment is to identify the qualities and positive characteristics of Scrooby, 1.7 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.

In preparing this Character Assessment, the following approaches to understanding and documenting the distinct 1.8 local character have been progressed:

• Desktop research, including:

- Analysis of historic maps;
- Review of existing evidence, including the Bassetlaw Landscape Character Assessment (2009) and the Scrooby Parish Council prodcued Village Design Statement (2009); and
- Identification of designated and non-designated Heritage Assets.
- Detailed on-site survey of the village, and the recording of key characteristics and features.

• Discussions with members of the Parish Council and other residents involved in the preparation of the Scrooby Neighbouhrood 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.

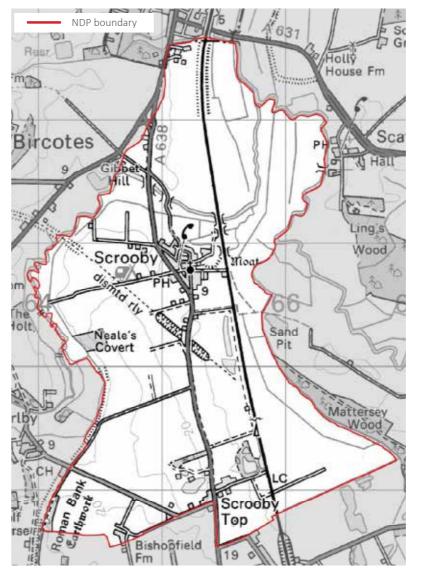


Fig 1: Scrooby Parish boundary map and the focus of the Neighbourhood Development Plan



2 LANDSCAPE SETTING

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Scrooby is a rural parish sitauted at the far northern end of Nottinghamshire, positioned within a lowland 2.1 landscape with the Pennines to the west and the eastern coast of England to the east. Development within the parish is concentrated within the centrally positioned village of Scrooby, with the remainder of the parish area largely being comprised of open land, much of which is devoted to agriculture. This section provides an overview of the key qualities and characteristics which define Scrooby's rural landscape setting. It draws from the relevant findings of the Bassetlaw Landscape Character Assessment (BLCA), focusing on the various landscape character areas identified within Scrooby's parish area.

Bassetlaw Landscape Character Assessment

The Bassetlaw Landscape Character Assessment (BLCA), published in 2009, provides a detailed assessment of 2.2 the special character and distinct qualities that shape the various landscape types found across the district. It identifies 5 different Landscape Character Areas (LCAs) within Bassetlaw, each with its own specific combination of characteristics and unique qualities. Of these areas, Scrooby lies within the Idle Lowlands LCA (Fig 2), which form the southern part of an extensive low-lying region which stretches northwards from Bassetlaw to the Humber Estuary.

In order to provide a greater understanding of what makes the landscape within Bassetlaw locally distinctive, the 2.3 LCA identifies a number of smaller Policy Zones from within the 5 overarching Landscape Character Types. As illustrated within Fig 3, the Scrooby Parish area is split across 3 of these Policy Zones; IL05, IL10 and IL11. An overview of the characteristics and qualities of each of these Policy Zones is provided across the following pages, whilst 'Landscape Actions' for each of the identified Policy Zones, as prescribed within the LCA, can be found at Appendix 1.

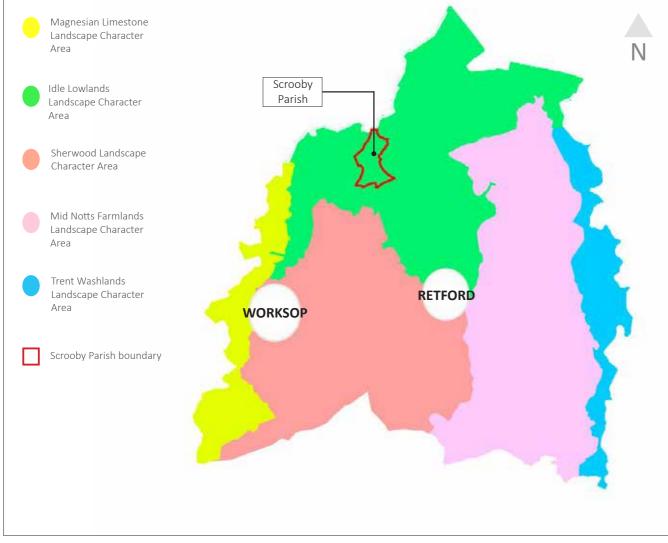


Fig 2: Scrooby sits within the Idle Lowlands Landscape Character Area, as detailed in the Bassetlaw LCA (2009). ©Carroll Planning + Design 2018

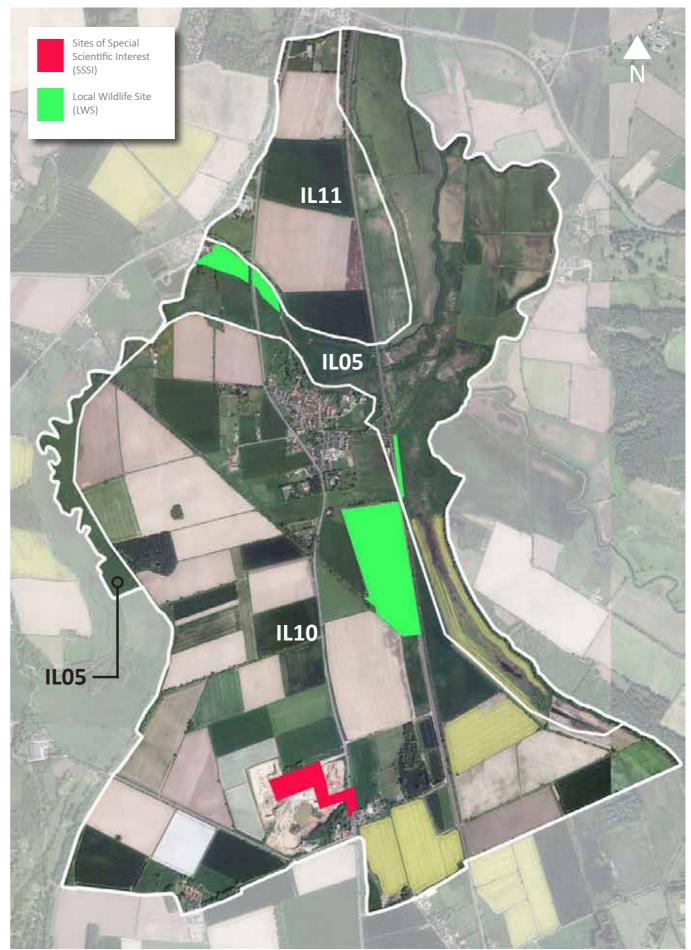


Fig 3: Scrooby Landscape Policy Zones (as defined in the Bassetlaw LCA), Sites of Special Scientific Interest (SSSI) and Local Wildlife Sites. Scrooby Character Assessment



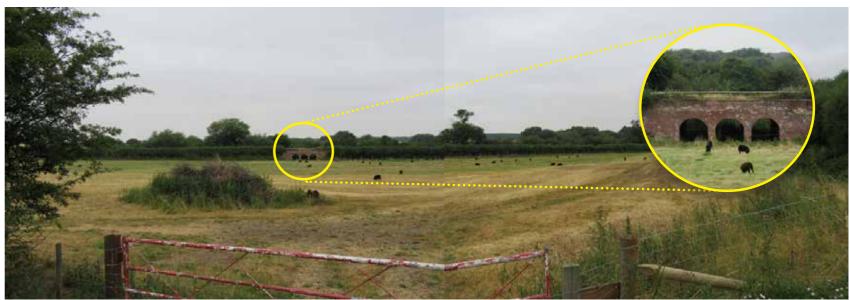


Fig 4: The River Ryton has a significant influence on the landscape character of much of Scrooby, particulaly, upon the northern landscape setting of the village.

Fig 7: Cattle gaze in a field along the banks of the River Ryton, just north of Scrooby village. Within this view are one of the several distinctive red brick bridges that carry the Great Northern Road over the River Ryton's floodplain.

Policy Zone IL05

2.4 Policy Zone ILO5 is focused along the River Ryton and the River Idle. The Ryton (Fig 4) runs along the western edge of the parish before winding eastwards around the northern edge of Scrooby village. The Idle flows to the east of Scrooby, outside of the parish boundaries, but its wider floodplains extend into the parish, with Policy Zone ILO5 covering much of the parish's eastern edge.

2.5 It is a unified landscape comprised of low-lying river corridors edged by wetland and floodplain habitats (Fig 5 and 6). Farming is low intensity with some permanent pasture (Fig 7) and arable compartments. Fields are typically bounded by drainage ditches. Hedgerow planting, though in some areas well maintained, is not widespread within the Policy Zone. The low-lying nature of this landscape, coupled with the vegetation that stretches along the watercourses means that views are typically filtered, with few long distance views.

2.6 Within Scrooby, Policy Zone IL05 hosts few built features, and is practically development-free. The only notable built structures being a handful of small red brick bridges, which facilitate movement over the area's watercourses.

2.7 In recognition of its ecological value, an area of scrubby acidic grassland at the northern end of Mill Lane and edging the souther side of Gibbet Hill Lane (Fig 8) is a designated Local Wildlife Site (ref no. 2/577), whilst a thin strip of land running along the eastern edge of the railway line (Railway Drain) carries the same designation owing to its noteworthy flora (ref no. 5/296).

2.8 The LCA endorses a strategy of reinforcing the character of the landscape within Policy Zone IL05, recognising it to be a landscape of good condition and low sensitivity.



Fig 8: The scrubby grasslands at Gibbet Hill Lane have been designated as a Local Wildlfe Site. Scrooby **Character Assessment**





Fig 5 and 6: The low-lying wetland and floodplain habitats that characterise LCA IL05 can appreciated from multiple publicly accessible locations within the parish, with particularly open views available when looking east from the railway crossing at the end of Station Road (top) and looking south from the public right of way that links through to Matteresy (bottom).

Policy Zone IL10

2.9 Policy Zone IL10 is the most extensive LCA within Scrooby, taking in much of the southern and central parts of the parish, and encompassing the village itself. Comprised mostly of open arable farmland (Fig 9-11), it is an attractive landscape, which within Scrooby is relatively flat east of the Great Northern Road (Fig 12), but displays a more undulating character west of this route (Fig 13).

2.11 Across Scrooby the fields of Policy Zone IL10 are generally bounded by strong hedgerow networks, some of which incorporate occasional deciduous tree specimens. The disused railway, which runs south of Scrooby in a south-easterly direction, is at several parts lined by mature trees, whilst Neal's Covert (Fig 14 and 15) is a woodland block which makes a distinct impression in landscape views when gazing west from the Pilgrim Fathers Public House at Scrooby village.

2.12 At the southern end of the parish, Scrooby Top accommodates an active quarry, part of which is a designated Site of Special Scientific Interest (SSSI). Elsewhere within the LCA, reclaimed sand extraction pits form an extensive tract of land along the western edge of the railway (Fig 16 and 17), and are a recognised Local Wildlife Site (ref no. 5/116), hosting habitats of considerable botanical and zoological interest.

2.13 Policy Zone IL10 is also host to two of the few isolated traditional farmsteads in the parish; Bishopfield Farm (Fig 18) and Riverside Farm. The former is located some 500m east of Scrooby Top and is host to the Grade II listed Bishopfiled House, which adjoins an extensive network of linked agricultural ranges in various courtyard layouts. Riverside Farm (a non-designated heritage asset) is positioned on the banks of the River Ryton at the far western end of Vicarage Lane, It is a mid-19th century farm comprising a two-storey farmhouse in red brick (rendered) with pantile roof and two red brick barns.

2.14 The LCA endorses a strategy of conserving and reinforcing the character of the landscape within Policy Zone IL10, recognising it to be a landscape of good condition and moderate sensitivity.





Fig 9-11: Policy Zone IL10 is a primarily arable landscape, within which fields are divided by strong hawthorn and blackthorn hedgerows of generally good condition. ©Carroll Planning + Design 2018



Fig 12: Looking east from Great North Road the landscape within Policy Zone IL10 is distinctly flat. Running through the centre of this view is the tree-lined disused railway, which forms a unique feature within Scrooby's wider rural setting.



Fig 13: Looking west from Great North Road the landscape within Policy Zone IL10 displays a much more pronounced, undulating gradient, with arable land sloping upwards to a handsome wooded skyline.



Fig 14 and 15: Neal's Covert Plantation is a prominent and handsome feature within Scrooby's landscape setting. Positioned in an elevated position to the west of the village, these woodland block forms a distinct and eye-cathcing natural feature along the skyline



Fig 16 and 17: Several disused sand pits now form a mosaic of swamp, marsh, grassland, scrub and developing fen communities, which are a of high ecological value.



Fig 18: The Grade II listed Bishopfield House nestles into Scrooby's rural landscape, where it takes up an isolated and secluded position along the parish's southern fringes.

Policy Zone IL11







Fig 19: Within Scrooby the bulk of Policy Zone IL11 is comprised of large open arable fields, with few noteworthy characteristics or features . ©Carroll Planning + Design 2018

Village approaches, entrances and edges

2.18 Scrooby village has a generally positive relationship with its adjoining rural landscape setting. Vehicular approaches wind gently through the surrounding agricultural landscape and typically display a strong verdant character, with regular stretches of hedgerow and tree planting lining the roadside environment. Fig 22-36 provide an illustration of the character and qualities of each of the main vehicular approaches and gateways into Scrooby, demonstrating the manner in which the village's built extents gradually reveal themselves along each of these routes.





Fig 27-29: Station Road enters Scrooby from the west. From the railway line views towards Scrooby are initially quite open (1), with the Mayflower Avenue development exposed behind a foreground of open equestrian land. Significantly, in the same view, the listed farmhouse at Manor Farm appears through a break in the vegetation that occupies those fields on the northern side of Station Road, this being one of the few public locations in the village from where this historic property can be viewed. Approaching the village, this sense of openness subsides, and the route takes on a more enclosed character (2), with trees and hedgerows allowing for only tightly-framed views ahead. Arrival in the village is announced by the appearance of St Wilfrid's Church, whose tower rises up behind those dwellings that front the Mayflower Avenue development.





Fig 22-26: The heavily wooded Mill Lane, which branches east of Great North Road (1), offers a particularly distinctive and charming approach into Scrooby. Displaying a rural and informal character, Mill Lane's winding profile is enclosed on either side by trees, hedges and other shrubbery, which gives it an acutely intimate and sheltered green character (2 and 3), which persists all the way through to the point where the village's built extents begin to reveal themselves with the appearance of first the old mill (4), and then the spire of St Wilfrid's Church (5), whose iconic form emerges in the distance above the village rooftops.



2.19 Scroopy's settlement edges are nost to several important mature tree grot (Fig 37 and 38), which give the village's outer extents a generally soft and green appearance in external views towards the village. These planted village edges, coup with the subtle change in topography east of Great Northern Road, where the land slopes down towards the River Idle floodplains, means that only very slight glimpse of Scrooby's built environment can be gained from the surrounding landscape setti even from the higher ground at Neal's Covert to the west (Fig 39), though within th particular view there are several isolated developments along Saracens Lane, whicl somewhat exposed and sit less harmoniously within the landscape.

2.20 Crucial to how Scrooby village appears in views from the wider Parish lanc and on approaches into the settlement is St Wilfrid's Church, whose tower, with its distinct octagonal spire, extends above the tree canopies that otherwise dominate village skyline, and forms a eye-catching and handsome landmark feature.





-32: When approached from the south via Great Northern Road (1), Scrooby's built extents are initially screened behind some particularly mature and handsome tree ngs, namely those that enclose the grounds of the residences of Westwood House and Sheepcote House, and the village's presence is only hinted at through the emergence Old George and Dragon former public house and St Wilfrid's Church tower in the distance. At the junction of Great North Road and Low Road the localised change in 'aphy is particularly apparent (2), with Scrooby's village core and the majority of its built extents lying below the A-road. Leaving Great North Road and entering Scrooby's rn end at Low Road a more sedate and intimate environment emerges.



34: The northern gateway into Scrooby along Great North Road is enclosed on either side by hedgerows. Trees along Vicarage Lane, Mill Lane and along the boundaries of ind Farm give the northern end of the village a green and soft edge, through which few built forms can be seen. This verdant character becomes even more acute as one Great North Road and enters Chapel Lane, which leads through to the village centre.



Fig 35-36: Leaving Great North Road and entering Scrooby's village core via Church Lane sees marked change in character, the wide profiled A-road, with its flows of fast moving traffic givi to a more sheltered and peaceful passage enclosed by flourishing greenery.



Fig 37: Map denoting important tree groupings that combine to soften the appearance of the village in external views from the surrounding landscape.



Fig 39: Elevated views towards Scrooby can be gained from the foot of Neal's Covert, which lies to the west of Scrooby. However, even in this view the bulk of the village's buildings are hidden behind a veil of mature tree canopies, above which only a handful of residential rooftops and the tower of St Wilfrid's Church appear. More exposed are a number of isolated building clusters that sit to the west of Great North Road and which have sprung up along Saracens Lane. These buildings, which include Mayflower Stables and the Pilgrim Fathers caravan site, are poorly integrated into their landscape setting and form a somewhat jarring and awkward presence within this particular view towards Scrooby.



Fig 38: One of a number of tree groupings that help to enhance Scrooby's village edges (see map at Fig 35 above), the band of trees and hedgerow planting that runs along the eastern side of Great North Road as it travels from Chapel Lane to Low Road is particularly significant, providing a near constant wall of dense vegetation which shelters the village core and its dwellings from the harsher environment of Great North Road.









3 CHARACTER PROFILES

3 CHARACTER PROFILES

3.1 This section presents a character profile for the two main concentrations of development within the parish of Scrooby; (1) Scrooby Village and (2) Scrooby Top. Each area 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 settlements. Negative features worthy of enhancement are also identified.

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

3.3 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.



SCROOBY CHARACTER PROFILE

SCROOBY CHARACTER PROFILE

A brief history of Scrooby

3.1 Though at first glance a small and sleepy rural Nottinghamshire village, Scrooby has a particularly rich and fascinating history, those influence stretches well beyond its East Midlands setting.

3.2 Scrooby is likely a settlement of Danish origins, as can be ascertained from the 'by' in the village. An ancient settlement, Scrooby has been the focus of settled human habitation for well over 1,000 years, and certainly from at least 958 A.D. when King Edgar granted considerable land here to Oscytel, Archbishop of York. Scrooby is described in the Domesday Book (1086) as "Scrobi," and as a berewick attached to the Archbishop's manor of "Sudtone,". At this point in history it was host to 6.7 households, which would have equated to a population of up to approximately 35 inhabitants.

3.3 Through the Middle Ages and up until the 18th, Scrooby's position along the Great North Road and its hosting of the Archbishops of York's manor house were important factors in the village's evolution and development. During coaching times Scrooby was an important stop along the stage between Tuxford and Doncaster.

3.4 However, it is Scrooby's association with the Pilgrim Fathers that represents the village's most significant and enduring historical legacy. Indeed, few English villages can claim such a pivotal role in the colonisation of the United States and the religious beliefs that helped shape this nation. Scrooby was the birthplace of William Brewster (Fig 40), a leading figure in the Separatist movement and one of a core group of individuals, later referred to as 'The Pilgrim Fathers', who rejected the ways of the Anglican Church, and would first flee to Holland to escape persecution and pursue religious freedom, before boarding the Mayflower to Plymouth. Massachusetts where they established the first permanent New England colony in 1620. The influence of the Pilgrim Fathers still resonates today across the modern religious landscape of North America.

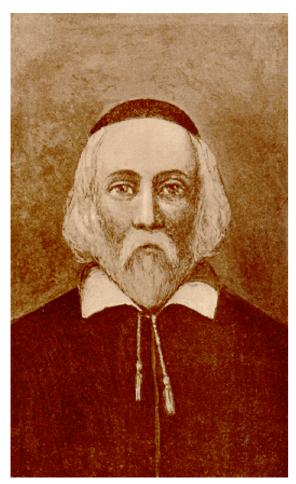


Fig 40: William Brewster, Scrooby's most famous son, and one of the leading figures in the Separatist movement of the late 16th century.

©Carroll Planning + Design 2018

Evolution of the village

3.5 The maps found at across the following pages visually communicate how Scrooby has evolved since 1884 and the degree of change that it has experienced during these the past decades. Looking at the 1884 map (Fig 41) development is focused around several loosely dispersed groupings to the east of Great North Road, which pre-1776 followed the route of the present day Mill Lane but was turnpiked in 1776, subsequently bypassing the heart of the village of Scrooby. The greatest concentrations of development appear (1) in and around the junction of Manor Road and Low Road, and (2) at St Wilfrid's Church (Fig 42) and its southern setting.

3.6 In spite of its small size, in the late 1800s Scrooby was host to an impressive mix of buildings with many different uses and typologies, including a working water mill (Fig 43), two public houses (The Saracens Head and The George and Dragon), a post office, a railway station, a Wesleyan Methodist Chapel, St Wilfrid's Church and vicarage, and several working farms, including Holmfield Farm and Low Farm, both of which displayed distinct, expansive courtyard layouts, and Manor Farm, located on the site of the medieval palace of the Archbishop of York.



Fig 42: St Wilfrid's Church has historically been one of the key focal points within Scrooby, around which other development has grown up.

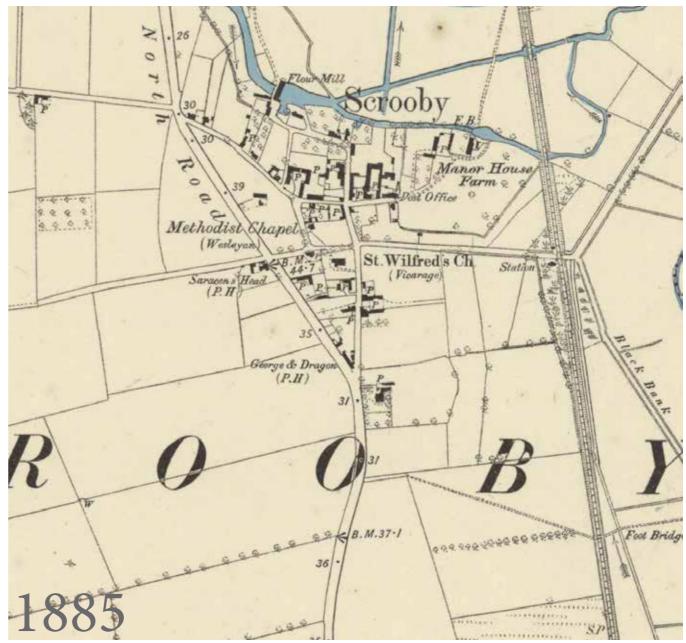


Fig 41: Scrooby, 1885



Fig 43: Positioned along the River Ryton, Monk's Mill, utilised the power of the water to grind corn, a use which persisted up until World War II.

3.7 Looking forward to 1918 (Fig 44), Scrooby's village core appears practically unchanged from as it was in 1884, and development has been limited to a small number of standalone buildings located at the village's outer edges, including (1) the residences of Northfield House on Great North Road and Kirkby House along Vicarage Lane, (2) West End Farm at the entrance to Chapel Lane, and (3) Scrooby Council School, which opened in 1907 and lies in an isolated location south of the village along Great North Road.

Change is similarly limited within the 1948 map (Fig 45), with only a handful of ad-hoc, incremental additions to 3.8 Scrooby's village footprint being apparent. These include (1) some infill development on previously open land along the northern side of Chapel Lane, which has resulted in an almost continuous built frontage to this roadside, (2) the terraced row of Home Farm Cottages on Low Road, and (3) several standalone residences to the west of Great North Road, and down Saracens Lane and Vicarage Lane.

3.9 The period between 1948 and 1983 (Fig 46) sees a much greater degree of growth within Scrooby, which results

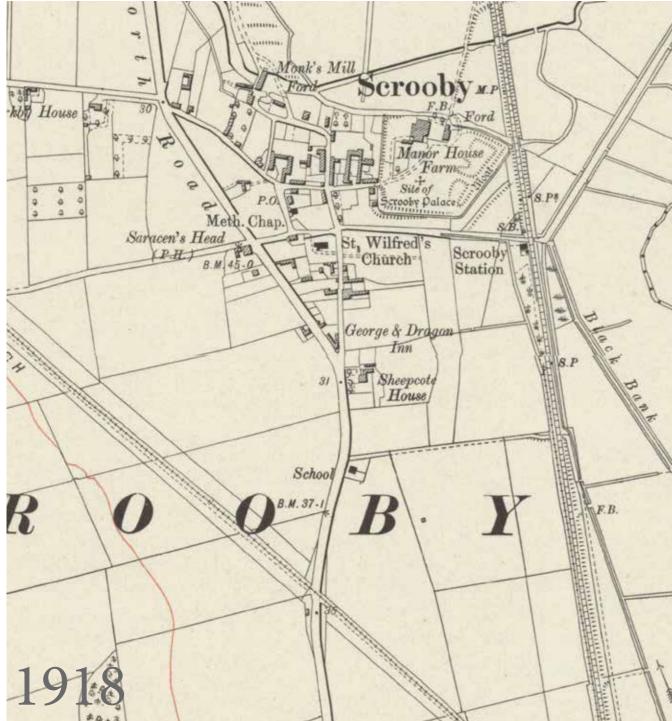


Fig 44: Scrooby, 1918 ©Carroll Planning + Design 2018 in a marked change in the village's form and layout. Whereas previously the wedge of land bounded by Great North Road to the west and Chapel Lane to its east had largely remained in an open and undeveloped state aside from a single residence (Holly Tree Cottage), by 1983 this land has been sub-divided into smaller residential plots and each hosting a detached residence. During this same period, Scrooby become the focus of its first (and to date, its last) large planned development; the local authority built Mayflower Avenue and Church View, which represented a move away from the more piecemeal approach to development that had previously characterised the village's expansion and growth. Situated along the southern edge of Station Road, at the corner of Low Road, this residential grouping is notable for being the first development in recent times to add to the historic road network, with the residential cul-de-sac of Mayfloor Avenue being arranged around a new, dedicated central access route.

3.10 Between 1983 and the present day (Fig 47), new housing in Scrooby has primarily been delivered within the village's established built extents via modest levels of infill and backland development, or through the conversion of existing buildings, and nothing as sizeable or expansive as the Mayflower Avenue development have occurred since.

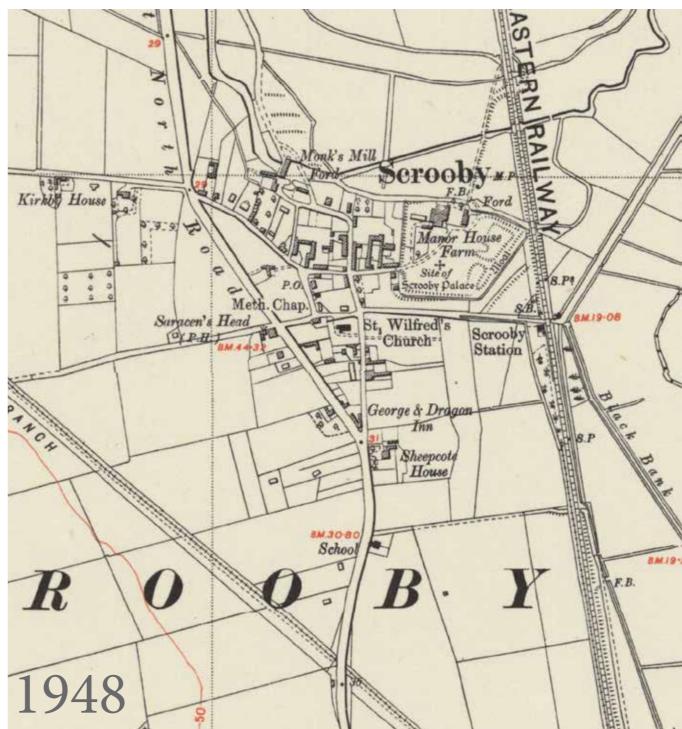
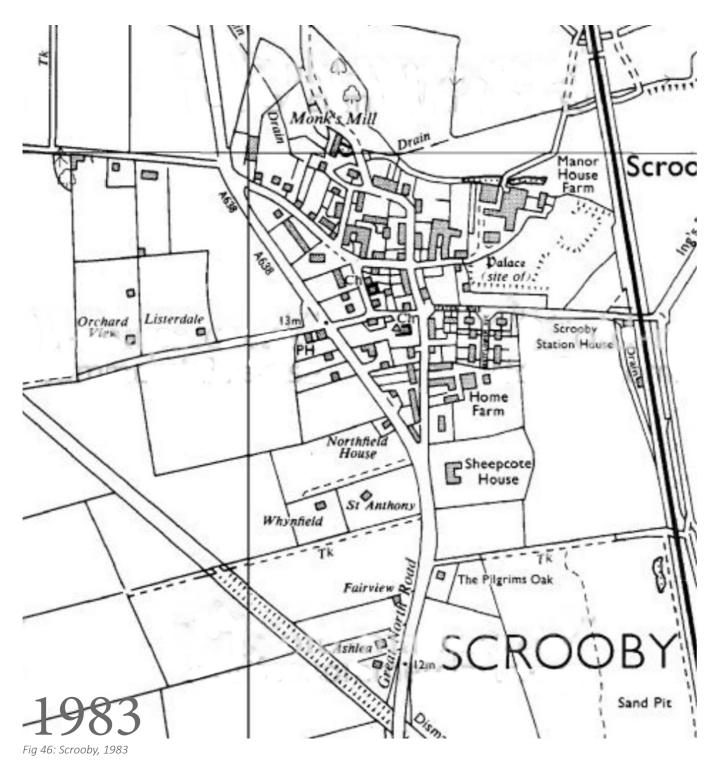


Fig 45: Scrooby, 1948

3.11 Significantly, despite an intensification of the residential uses within the village and the gradual evolution of a more densely developed settlement, Scrooby has managed to stay relatively true its late 19th century layout and arrangement. Its retains a compact footprint, with the bulk of development focused along the historic road network within the settlement that lies to the east of Great North Road. The village has largely resisted sprawl and outwards growth; ribbon development has been minimal, it being limited to a few dwellings south of Scrooby along Great North Road, and aside from the Mayflower Avenue development, the village has avoided outward expansion into its adjoining landscape setting.

3.12 A further positive in the manner in which Scrooby has evolved since the late 1800s, are the number of historic properties that have survived to the present day, which can in part be attributed to the village's enthusiasm for infill development rather than a demolition-and-rebuild approach to housing, with new dwellings having been accommodated in and around those more established properties.



5] 57 Fig 47: Scrooby, 2018



Village structure and development patterns

3.13 The map at Fig 48 visually communicates Scrooby's village structure and layout, which is further discussed in the below paragraphs.

3.14 Scrooby displays a compact, nucleated village layout (Fig 49), with buildings arranged along a historic street network that, as previously noted, has persisted for several centuries. The majority of the village's built extents lie east of Great Northern Road (Fig 50), along a small grid of intersecting historic lanes and roads (Fig 51) within which Low Road forms a central spine, winding its way up through the very heart of the village before meeting with Monk's Lane at the northern end of Scrooby. The western side of Scrooby is bounded by open fields, just beyond which the railway line (Fig 52), which links Doncaster to Retford, provides a more rigid physical perimeter to this part of the village. Scrooby, and north Nottinghamshire in general, is short of dedicated pedestrian routes, and there are only two traffic-free, public rights of way in the entire parish; (1) one that extends east from Great North Road and leads to Mattersey and (2) Green Lane, which links Great North Road with Selby to the west.

3.15 Whilst Scrooby's built environment is primarily comprised of residential properties, at the centre of the village lies a concentration of buildings and open spaces that combine to create a distinct and identifiable village centre, namely St Wildfrid's Church (Fig 53) and its associated churchyard grounds, and the Village Hall (Fig 54) and green, which is known as the Croft (Fig 55). Set around the centrally positioned junction of Low Road, Church Lane and Station Road, this cluster of community-orientated uses form a key community hub and focal point at the heart of Scrooby.

3.16 Approaches to the layout and positioning of residential dwellings within Scrooby are quite varied, and though the majority buildings are arranged along the village road network (Fig 56), there are significant variations in building positioning, orientation, and plot shape and size. This can be attributed to the slow, incremental manner in which the village's housing has come forward over the years; the village hosts few self-contained, planned residential developments, and the majority of housing stock has been delivered through one-off private builds, with the obvious exceptions of Mayflower Avenue (Fig 57) and Holmefield Croft, the former of which displays a distinctly uniform layout that contrasts sharply with the rest of Scrooby's built environment.

3.17 Generally, it is the village's oldest dwellings that stand most prominently along Scrooby's core street network, with many pre-1900s buildings directly abutting the public realm (Fig 58). More recently constructed dwellings have tend to be further set back from the road (Fig 59), with more sizeable front gardens, affording these residences a greater degree of privacy. Spacing between dwellings is often minimal, which in most cases is attributable to the tight and constrained character of many of the individual development plots found in the village centre. However, such efficient use of the land is a key reason behind Scrooby's compact village footprint, with outward expansion, which would perhaps facilitate the development of more spacious and regularly shaped plots, rejected in favour of concentrating development within the historic village layout.

3.18 Straying from the fine grain that characterises much of the village layout are Manor House Farm and Home Farm (Fig 60), each of which have introduced some quite substantial modern agricultural buildings to the village in more recent times. However, these large agricultural units are positioned along the village's outer edges and away from main street network, minimising their impact on the village character and preserving the fine grain layout of the village core.

3.19 Away from the village centre, and to the west of Great Northern Road, development is limited to a handful of small groupings. Along Great North Road's western edge stand some modest stretches of linear, roadside housing, the most central of which lies just south of the entrance to Saracens Lane and also hosts the landmark building of The Pilgrim Father's public house (Fig 61). At the southern tip of the village Northfield House, Westwood House, Ellington, and Sheepcote House form a distinct grouping of large detached dwellings, each set within quite expansive private plots. Reaching out into Scrooby's western landscape setting, Saracens Lane and Vicarage Lane are each host several standalone, detached residences. However, whilst at Vicarage Lane dwellings are arranged in an orderly fashion along the southern edge of the route, at Saracens Lane properties are more scattered and there is no overarching approach to the positioning of development.

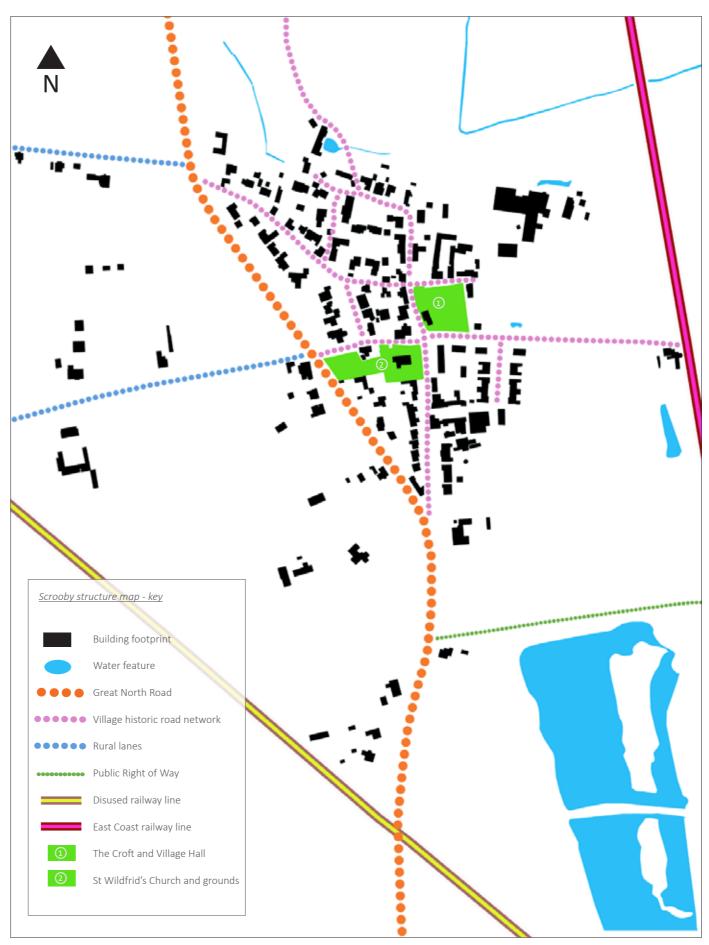


Fig 48: Scrooby structure map







Fig 50: Great North Road sweeps around the western edge of Scrooby where forms a significant physical barrier, hampering pedestrian movement between the village core and those outlying properties to the west of this main road.



Fig 51: Away from Great North Road, Scrooby's internal road network is comprised of a series of intersecting village lanes and roads that display a more serene, rural character.



Fig 52: The village is bounded to the east by the East Coast railway line
Scrooby Character Assessment



Fig 53-55: At the heart of Scrooby lies St Wildfrid's Church, a true focal point within the village, which along with the neighbouring village hall and community recreation space 'The Croft', forms a distinct village centre around which the remainder of the settlement's built extents congregate.



Fig 56: Scrooby's historic street network is enclosed by residential plots that have been developed incrementally across previous decades.



Fig 57: The 1950s local authority-built Mayflower Avenue resulted in the creation of a new residential quarter to the village with a much more regimented and formal layout than that previously seen within Scrooby, with evenly spaced dwellings arranged around a central access close to the road, giving many stretches of Scrooby's street network route and set within equal sized plots.



Fig 58: Many of the village's oldest properties are positioned very a well-defined edge of strong building frontages.



Fig 59: In more recent decades, many newer residential properties have opted for larger front gardens, resulting in a scale of which contrasts with the finer and more delicate residential more segregated relationship between the dwelling and the public realm.



Fig 60: A break in the building line along Low Road reveals a view towards the large agricultural units of Home Farm, the bulk and development patterns that characterise much of Scrooby.



Fig 61: The western side of Great North Road accommodates only limited roadside development, most of which is of a residential nature, but also includes the Pilgrim Fathers public house, which is one of Scrooby's most recognisable and prominently positioned local landmarks.

Village Character and Townscape Quality

3.20 Scrooby benefits from a particularly rich and mature village character, which derives much of its quality and local distinctiveness from the wide array of historic properties that make up a significant proportion of the settlement's built extents. The village core has a particular wealth of such historic buildings, and this has seen the designation of a sizeable conservation area that extends northwards from Rose Cottage on Low Road up to Monk's Mill and eastwards to Manor Farm and the site of Scrooby Palace.

3.21 Included within this extensive catalogue of historic buildings and sites that populate Scrooby and the village's outer edges is a Scheduled Ancient Monument, 16 listed buildings, 8 non-designated heritage assets, and 13 unlisted positive conservation area buildings. For what is a comparatively small village, this represents a significant wealth of buildings and areas of recognised heritage value. Each of these designated heritage assets and other buildings of recognised heritage value or positive character are mapped in Fig 62, and an overview of the character and qualities of each is provided below and across the following pages.

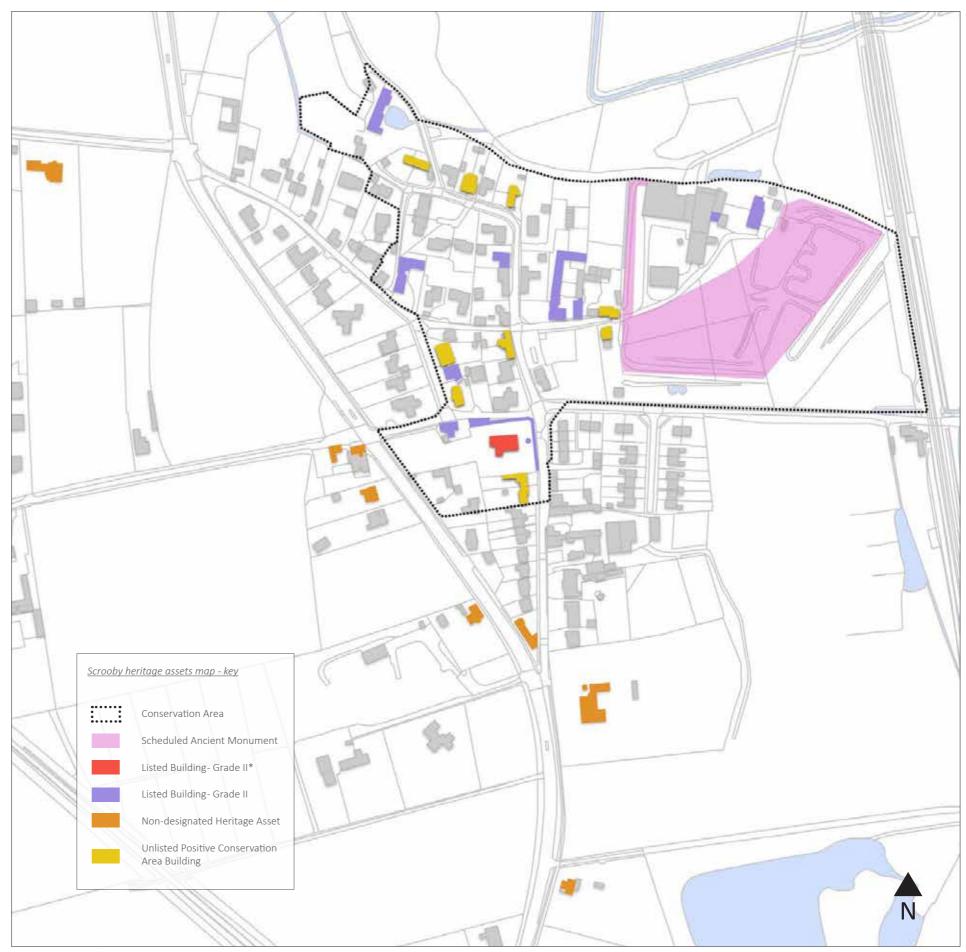


Fig 62: Scrooby village heritage assets map

Scheduled Ancient Monument

3.22 Located at the north-eastern corner of Scrooby at the end of Manor Road is the Scheduled Ancient Monument of Manor Farm moat. Today this broad swathe of land (Fig 63 and 64) forms a setting to Manor Farm, but in previous centuries that area once hosted the moat and gardens to the medieval palace of the Archbishops of York (Fig 65), who would frequent the property during his tours of the extensive diocese. The earliest reference to a building on the site occurs in 1207, when King John ordered wine to be sent to the palace for the use of his half-brother, then the Archbishop. The palace was a grand building constructed of brick and wood. It contained 39 rooms, including a domestic chapel, and survived for several decades before its eventual demolition in the mid-1600s.

3.23 The Scheduled Ancient Monument designation covers an area of land containing 2 acres of earthworks, which includes evidence of the old moat that once wrapped around the palace grounds. The surrounding moat is best preserved in the southwest corner, where it has an average internal depth of 1.3m. The western and northern arms are traceable by a single scarp only, except where it is compromised by Manor House Farm. In the east the moat arm is extant for three quarters of its length. No trace of the moat remains in the southeast corner. In addition to the remnants of the moat, it is thought that some disturbances across the site can be attributed other elements of the palace's grounds, including the palace fishponds and landscaped gardens.



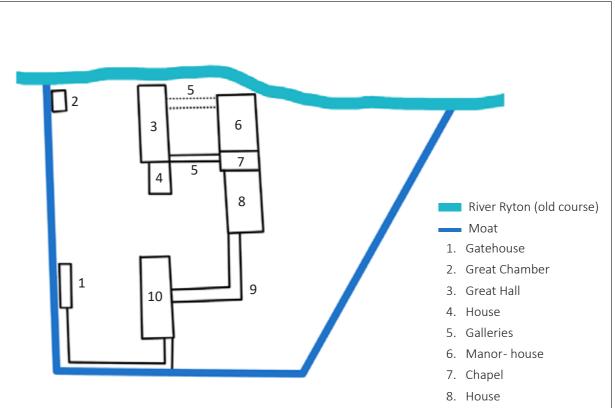


Fig 65: Illustrative layout plan of Scrooby Palace in the 16th century.



Fig 63 and 64: The southern setting of Manor House contains several earthworks relating to Scrooby Palace, which once stood on the same site. This has resulted in the site's designation as a Scheduled Ancient Monument.

- 9. Kitchens
- 10. Offices

Listed buildings

3.24 Combining with the Ancient Scheduled Monument to create a distinct historic grouping at Scrooby's north-eastern corner (Fig 65) are the listed buildings of (1) Manor House Farmhouse and its (2) associated pigeoncote building, both of which are Grade II listed. The farmhouse building (Fig 66 and 67) was created from the renovated remnants of Scrooby palace's west wing in around 1750. Hence, Manor House Farmhouse represents an important link between modern-day Scrooby and its medieval past. Further contributing to Manor Farmhouse's rich history is its association with William Brewster, who resided at the manner, and the Pilgrim Fathers, who used the building for their secret meetings following their separation from the Church of England. The pigeoncote (Fig 68) lies to the immediate west of the farmhouse. Of late 18th century construction, the building is also likely to incorporate materials sourced from the demolished palace building.





Fig 66-68: Manor House Farmhouse (top and above left) is a handsome residence formed of the renovated remains of the west wing of Scrooby Palace. Set upon a plinth with a chamfered ashlar course, the two-storey dwelling is of primarily red brick construction, with a half-hipped pantile roof. It has a 7-bay facade, upon which are displayed three plaques commemorating William Brewster, who resided at the property, and the sailing of the Mayflower. The pigeoncote building (above right - ©Alan Murray-Rust), located just west of the farmhouse, is also built of red brick with patches of render and ashlar.

3.25 Just as the original Scrooby Palace was positioned to take advantage of the defensive capabilities offered by the River Ryton via the property's extensive moat system, at the other side of Scrooby lies another historic building also strategically placed along the old course of the River Ryton; the Grade II listed Monk's Mill (Fig 69). The main course of the River Ryton once flowed under the Mill, through its pond, across Mill Lane and eastward to the Manor.

3.26 The earliest part of the mill building is constructed of stone and dates back to the 17th century. However, brick was then used extensively in substantial expansion works undertaken in the 18th century. The mill was in active use up until the beginning of World War I, after-which it fell into dereliction until it was restored as a private residence in the 1950s. Today the mill stands as one of Scrooby's most unique and awesome structures, and a key landmark building at the northern entrance into the village.

3.27 Taking up a much more central position within the village than the somewhat withdrawn Manor House Farmhouse and Monk's Mill buildings is St Wilfrid's Church, which is Scrooby's highest graded listed building (Grade Ii* listed). Positioned at the very heart of Scrooby, the church is a major landmark and focal point within the village.

3.28 Set within an expansive and mature churchyard setting (Fig 70 and 71) that is enclosed by mature trees and attractive traditional stone walling (Fig 72 and 73), St Wilfrid's Church occupies a slightly elevated position above the road, which further enhances its prominence and commanding presence within the village. The church grounds are bounded to the north by the aptly named Church Lane, and extend all the way from Low Road to Great North Road, with accesses to the churchyard available from all three of these adjoining routes (Fig 74-76).



Fig 69: Known locally as 'Monk's Mill, the mill building, despite is grandiose form, lies inconspicuously behind the roadside planting that edges Mill Lane, with only occasional breaks in the foliage permitting framed views towards the building's impressive profile. The mill shares a similar materials palette to Manor House Farmhouse, with expanses of red brick walling punctuated by more delicate ashlar details, and a pantile roof with dentillated eaves.

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3.29 St Wilfrid's stands on the site of an earlier medieval church, few traces of which remain today. The current church, which is of ashlar with a slate roofing, is the result of two main phases of construction; the tower with its Perpendicular style west window dates from the early 15th century, while the south aisle and porch, was built about a century later. The church was the focus of restoration works in 1864 following a long period of neglect, and the roof, pews, pulpit and east window are of that date.

3.30 St Wilfrid's distinctive tower with its octagonal spire is viewable from numerous aspects across the settlement and the wider rural landscape (Fig 77 and 78), and is a defining characteristic within Scrooby's village skyline.

3.31 Dispersed across the Scrooby's heritage rich historic core are a further 8 listed buildings, including:

- The K6 telephone kiosk, Chapel Lane (Fig 79)

- Low Farmhouse, Manor Road (Fig 80)
- Barn range and pigeoncote at Low Farm, Manor Road (Fig 81)
- Holmfield Farmhouse, Chapel Lane (Fig 82)
- Barn at Holmfield Farmhouse, Chapel Lane (Fig 83)
- Mill House, Low Road (Fig 84)
- The Old Vicarage, Church Lane (Fig 85)
- Scrooby Methodist Church, Chapel Lane (Fig 86)

3.32 All the above are Grade II listed, and images and brief descriptions of each can be found at Fig 79-86. Full profiles of all listed buildings can be found at Appendix 2.



Fig 70 and 71: The Church of St Wilfrid sits within a tranquil and spacious churchyard setting comprising lush expanses of churhyard lawn peppered with headstones and monuments, including the Grade II listed village war memorial (right). The grounds are enclosed by a band of mature tree planting, which contribute significantly to the character of the church setting and afford the churchyard a degree of privacy from the wider village.



Fig 72 and 73: The churchyard is wrapped in an attractive outer skin of dressed coursed rubble and ashlar walling, which provides an distinct edge to this part of Low Road and Church Lane, the latter of which also hosts the village pinfold (right), a small stone enclosure that was once used to impound stray animals, and today forms a modestly sized but unique and charming community garden. Both the churchyard walling, the pinfold are Grade II listed, as are the churchyard gates and gate piers that punctuate the boundary walling.



Fig 74-76: The churchyard has a long, rectangular form that edges the entirety of Church Lane and extends all the way from Low Road in the village centre to the settlement's western extents at Great North Road. Entrance gates are located on each of these three side of the church grounds.

Fig 77-78: The tower of St Wilfrid's Church appears in numerous views across the village, its tall, slender profile rising above the dense canopies of those trees that populate both the village core and its outer edges.





Fig 79: Though a modest structure, the classic K6 telephone kiosk located within a grass verge along the western edge of Chapel Lane is one of Scrooby's most distinct and iconic streetscape features.

Fig 80 and 81: Low Farm is fronted by an imposing yet attractive 18th century brick farmhouse (left), which stands prominently along Manor Road and faces south over the Croft. The house has a simple three-bay facade, incorporating a central entrance doorway and flanked by sliding sash windows at ground floor, and with similar windows at first floor level. Enriching the facade is some rather intricate tumbled brickwork and dogtooth and dentillated eaves bands. A pitched pantile roof tops the farmhouse, and this hosts chimney stacks at each gable end. To the rear of the farmhouse extends a complex of brick barns (right) and a pigeoncote, also Grade II listed, which have in more recent times been converted to residential use.





Fig 82 and 83: Fronted by a mature and attractive boundary of red brick walling topped by limestone coping stones, Holmefield Farm hosts two listed buildings; a red brick farmhouse built c.1740, and a barn of a similar construction era. The former runs parallel with Dog Lane and has a 3-bay facade with casement windows positioned either side of the central doorway. Raised gables, each incorporating a brick chimney stack, flank the pitched pantile roof. The barn runs perpendicular to Dog Lane, and combines with the farmhouse house to enclose the landscaped grounds. Originally timber framed, the barn still contains some principal rafters, collar and tie beams of the timber frame roof. The left gable of the barn has a re-set ashlar plaque inscribed 'I.T. 1741', which likely originates from the house.



Fig 84: One of the finest period residences along Low Road is Mill House, which was built as a home for the miller in about 1750 by the agent to the Archbishop of York's tenant of the manor, Sir Myles Stapylton. The ground entrance door lies below a segmental arch, and is flanked on either side by bay windows that were added in the 19th century. A particularly pleasing feature of this building is the triangular brickwork patterns called tumbling that are on display at either gable end.



dwelling.



Fig 85: Perched upon a sloping grass bank along Church Lane, The Old Vicarage was constructed in the late 1500s to house a resident curate. Originally timber-framed to within one foot of the ground, rested on a low stone sill wall, and with thatched roofing, the building has in subsequent centuries been the focus of numerous restoration, alteration and extension works. Today the timber frame of the upper level is still visible and forms one of the building's most pleasing features. However, the ground floor is now comprised wholly of brick, which dates back to a period of significant restoration works in the 1750s that also included the replacement of the roof thatching with pantiles and the addition of a brick lean-to on the south side with a cellar beneath.

vacated. In recent years the building has been tastefully restored as a private

Non-designated heritage assets and Unlisted positive Conservation Area buildings

3.33 In addition to the above designated heritage assets, there are several buildings at Scrooby which have been identified by Bassetlaw District Council as either (1) non-designated heritage assets or (2) unlisted positive conservation area buildings. These historic properties, which are distributed across Scrooby's built extents, make a positive contribution to the village townscape and add to its richness of character.

3.34 The following buildings benefit from non-designated heritage asset status, images and brief descriptions of which can be found across Fig 87-94::

- The Old George and Dragon, Low Road (Fig 87)
- Barn west of Pilgrim Fathers Public House, Great North Road (Fig 88)
- Pilgrim Fathers Public House, Great North Road (Fig 89)
- Sheepcote House. Great North Road (Fig 90)
- Northfield House, Great North Road (Fig 91)
- Croft House, Great North Road (Fig 92)
- The Pilgrim Oak, Great North Road (Fig 93)
- Kirby House, Vicarage Lane (Fig 94)

3.35 Recognised as having a particularly important influence on the character of the Conservation Area, the following buildings are identified as 'unlisted positive Conservation Area buildings':

- Parish Cottage and Black Hall Cottage, Low Road (Fig 95)
- West Villa and Farm View, Low Road (Fig 96)
- Riverside Cottages, Low Road (Fig 97)
- Alpha House, Manor Road (Fig 98)
- Palace Farmhouse, Manor Road (Fig 99)
- Belmont, Chapel Lane (Fig 100)
- Wooffendon House, Chapel Lane (Fig 101)
- The Old Forge, Low Road (Fig 102)
- Chirnside, Low Road (Fig 103)
- Homefield Cottage, Low Road (Fig 104)



Fig 87: Now a dwelling, the former George and Dragon public house is a landmark building at the southern entrance into Scrooby, and one of the first buildings that comes into view when travelling north along Great North Road. It has an extensive rendered facade, which presents a strong frontage on to Great North Road. ©Carroll Planning + Design 2018



Fig 88: Tucked to the rear of the Pilgrim Father's public house is a derelict barn building, which was once used by the publican who operated a small farm unit. Built in the early 19th century, this robust two-storey agricultural building is constructed of red brick with pantile roofing. Details include, brick arched openings, ventilation slits.



Fig 90: A grand Victorian villa, Sheepcote House sits along Great North Road behind a boundary of mature tree planting. Built in the late 1800s, this red brick, partly rendered, residence has a slate hipped roof. Timber joinery is present across the building, with 2-over-2 sash windows populating the facade, and a central doorway positioned within a pedimented porch with fluted columns. In more recent times the dwelling has been extended to incorporate the neighbouring coach house and stables that lie to the north.



Fig 89: Standing perpendicular to Great North Road in a rather exposed and prominent site is the Pilgrum Fathers public house, which dates back to the late 18th century, and has for over 200 years been a familiar landmark and important stopping place for travellers on the turnpike road. Formerly known as the Saracen's Head, the pub is constructed of red brick, large expanses of which are rendered - a datestone on the gable facing the road bears the date 1771, but has been covered by render.



Fig 91: Northfield House stands along the western side of Great North Road. Built in 1894, this attractive two-storey villa is formed of red brick with a pitched slate roof. The 3-bay facade is enclosed by painted stone quoins and hosts timber 2-over-2 sash windows with stone lintels. Brick stacks on each gable give the dwelling a distinct, symmetrical roof profile.



Fig 92: Sharing a similar aesthetic to Northfield House, and also set along the western side of Great North Road, Croft House is an elegant two-storey residence built in the early 1900s. The squared bay windows positioned either side of the central entrance and topped with slates roofs are distinct, defining features of the building.



Fig 93: Built in 1907 as a school, which operated until 1968, The Pilgrim Oak is today a private residence. Set within heavily wooded grounds, and largely screened in views from the road, this one-and-a-half storey property is built of red brick with a plain clay tile roof, which is complemented by decorative clay ridge tiles. Timber joinery is present across the building fenestration, which is enclosed by stone cills, lintels and mullions.



Fig 94: Another of Scrooby's large 19th century red brick villas, Kirkby House nestles within mature, expansive grounds along the southern side of Vicarage Lane. It has a slate roof hosting several brick chimney stacks, and a facade characterised by multiple timber 2-over-2 sash windows with stone lintels and cills.



Fig 95: Black Bull Cottage and Parish Cottage are a pair of 19th century cottages. The latter was once the parish almshouse, offering shelter to the young and needy whilst they sought out more permanent accommodation. Facing on to Low Road but also a prominent building at the Mill Lane entrance to the village core, these cottages have a long, linear two-storey form with pitched roof with small chimney stacks. Red brick and plain clay tile are the primary construction materials. Doors and fenestration are all white-painted timber.



Fig 96: Positioned along the northern side of Low Road, West Villa and Farm View are a pair of attractive semi-detached red brick dwellings of early 20th century construction. Below the pitched slate roof lies a fourbay facade which is broken up with a decorative strong course with dentil detailing that runs along at first floor level. Within the highly symmetrical facade arrangement, the two arched central entrances are particularly distinct features. Large chimneys at each gable end further empathises the symmetry of these semi-detached properties



Fig 97: Riverside Cottages lie perpendicular to Low Road. Originally comprising three separates residences, today this long two-storey block hosts two dwellings. Across the building there are several finishes apparent, including red brick, pebble-dash, and render, which disrupt the visual unity of the building. However, despite these inconsistencies in external finishes, and some alterations and extension works over its lifetime, it is still possible to read and appreciate the form of the original 19th century building.



Fig 98: The focus of significant renovation works in recent times, Alpha House, which is positioned at the end of Manor Road, remains an important part of Scrooby's history, as incorporated into the building's fabric is the gatehouse to the manor, which forms a lean-to to the building we see today.



Fig 99: The 18th century Palace Farmhouse is one of Scrooby's finest vernacular buildings, displaying a locally distinct materials palette of red brick, clay pantile roofing and timber joinery, which across the buildings doors and casement windows is always painted white.



Fig 102: The 18th century Old Forge building is a landmark residence positioned along Low Road and to the immediate south of St Wilfrid's Church. Originally four cottages, the building is today a single dwelling. A two-storey property with an L-shaped plan, the Old Forge presents an extensive red brick frontage on to Low *Road.* Accommodated within the property grounds and to the rear of the dwelling is the original village forge building.



Fig 103: Dating from the 1700s Chirnside has gone through several reinventions in subsequent centuries. It started out as a stable block but was then converted into four farmworkers cottages in the 1800s. In more recent times has been amalgamated into a single dwelling. It has a wide rendered facade with a high solidto-void ratio, above which lies a clay pantile roof. An 19th century fire insurance plaque adorns the building.



Fig 104: Holmfield Cottage was built in the mid-18th century to house farmworkers to the Holmesfield Farm. Its principle elevation faces on to Manor Road, while its pitched roof slopes significantly to the rear down, forming a uniquely shaped gable end along Low Road. The chamfered corner at ground floor level was designed to allow carts and hearses to move uninhibited between Manor Road and Low Road.



Fig 100: Built in the early 1900s, Belmont has a simple, polite appearance. Its twostorey, white-rendered form is topped by a pitched slate roof with two red brick chimney stacks; one off-centre and along the ridge, the other on the southern gable. The facade hosts 2-over-2 sash windows at ground floor and first floor level, whilst a pitched porch entrance extends out from the main facade.



House is a handsome red brick residence, which in its lifetime has also doubled-up as the village post office. The original building - a side extension was added in the early 2000s - has a 3-bay facade arrangement with a centrally positioned entrance set within a gabled porch with decorative finial. Timber-framed sash windows are arranged evenly across the building frontage and are set between white painted stone lintels and cills.

Key historic groupings and clusters

3.36 Significantly, many of these various buildings of recognised heritage value and positive character are located in close proximity to each other, sharing common settings and forming distinct groupings and stretches of townscape within the village. Therefore, though easily appreciated individually and in isolation, it is the cumulative impact brought by this multitude of locally distinct and historic buildings that truly shapes the village character.

3.37 In several instances many of the best and most important views towards St Wilfrid's Church benefit from attractive foregrounds formed of listed buildings and other fine historic properties, which enhance these views towards Scrooby's most iconic structure. The images at Fig 105-115 provide an illustration of some of the most notable concentrations of buildings of recognised heritage value and positive character, and also highlight where they conspire to frame and enhance local views towards St Wilfrid's Church.



Fig 105: The eastern end of Manor Road has a particularly strong and attractive character, largely influenced by the fine grouping of red brick vernacular farmhouses, cottages and outbuildings, including Palace Farmhouse, Alpha House and Low Farmhouse, which edge the route and contrast pleasingly with the green boundaries of the neighbouring Croft. Together, these traditional properties and the hedgerow and tree planting of the Croft form a well-defined and attractive roadside edge, which draws the eye forward and frames views towards the entrance to Manor Farm and the site of the former palace.



Fig 106 and 107: Holmfield Farmhouse along with its adjoining barn building and beautifully weathered stone coped, red brick boundary walling, forms a distinct edge to much of the eastern side of Dog Lane, enhancing the traditional village character of this narrow and intimate historic route. The 19th century Green Man Cottage also stands at the northern entrance to Dog Lane and combines with Holmfield Farmhouse to create framed view towards the dense and towering tree canopies that rise up around Monk's Mill.









Fig 108-111: Low Road, which runs north-south through the heart of Scrooby and the village conservation area, is host to several notable historic properties, many of which sit right on the roadside and to the front of their individual plots, where they combine to create strong and distinct frontages along this central route. The greatest concentration of recognised buildings of heritage value and positive character are located along the eastern side of Low Road (top left), and include the properties of Chirnside, Holmefield Croft, and Mill House (bottom left), the former two of which form a gateway to the western end of Manor Road (bottom left). Following a similar building line, these dwellings not only provide this stretch of Low Road with a welldefined, characterful frontage along the street, but also combine with those trees and hedgerows that intermittently line Low Road to create a splendid foreground in long views towards St Wilfrid's from the north (above).

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Fig 112 and 113: The southern end of Chapel Lane hosts a row of particularly handsome historic properties (above), within which the recently refurbished and converted Methodist Chapel sits centrally and is bookended by the more substantial Wooffendon House and Belmont residences. Gazing to the south-east from the junction of Chapel Lane and Manor Road presents an attractive and historically rich view (right) towards the tower of St Wilfrid's Church that has changed little in over 100 years.





Fig 114 and 115: The unmistakable profile of St Wilfrid's Church tower rises above the roof line of both the Old Forge (left) and the Old Vicarage (right) collaborating with these buildings, as well as several flourishing tree canopies, to create layered, locally distinct and historically significant views.

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Buildings of Local Merit

3.38 Within Scrooby there are several buildings that contribute positively to the village character owing to 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 discussions with the local community and a survey of the village townscape, include the following properties:

- Ryton House, Chapel Lane (Fig 116)
- Rencliffe and Bryn-Teg, Chapel Lane (Fig 117)
- West End, Chapel Lane (Fig 118)
- Ryton Cottage outbuilding, Chapel Lane (Fig 119)
- Green Man Cottage, Chapel Lane (Fig 120)
- Holly Tree Cottage, Chapel Lane (Fig 121)
- Rosedale, Low Road (Fig 122)
- Pear Tree Cottage, Manor Road (Fig 123)
- The White Cottage, Great North Road (Fig 124)
- Barn Cottage, Low Road (Fig 125)
- Station House, Station Road (Fig 126 and 127)

3.39 Each of these 'Buildings of Local Merit' are mapped in Fig 128, and an illustration of the character and qualities of each is provided across the images and their accompanying descriptions at Fig 116-127.



Fig 116: Ryton House is an eye-catching dwelling with a distinctly Edwardian facade treatment, its original two-storey, pitched roof form having been altered to accommodate two double-height bay windows that are adorned with clay hanging tiles and lie either side of the central, porch covered entrance.



Fig 117 and 118: The semi-detached Rencliffe and Bryn-Teg (left) and detached West End (right) form an distinct grouping of inter-war dwellings along the northern side of Chapel Lane. Defining features of both include hipped slate roofs with decorative terracotta ridge, red brick chimney stacks. Rencliffe and Bryn-Teg display a centrally positioned date stone that confirms their year of construction to have been 1937.



doors being particularly problematic. However the outbuilding to the rear, with its red brick and slate finishes, stands as a more authentic remnant of the past and is prominent in views when travelling east along Chapel



Fig 119: Ryton Cottage has been much altered in recent years, the addition of unsympathetic PVC windows and Fig 120: Green Man Cottage (formerly 'The Homestead') and its hedgerow enclosed gardens stand at the western corner of Chapel Lane and Dog Lane, where its white rendered and pantile roofed form helps to frame views along both routes. Likely of 19th century construction, the 1885 map suggests that the home was once a farm cottage, with its own small holding that extended down to Low Road.



Fig 121: Holly Tree Cottage represents the first dwelling built on the swathe of land that runs between Chapel Lane and Great North Road (present in the 1885 map). Today this large detached private grounds behind a boundary of mature trees and hedgerows. main entrance.



Fig 122: Rosedale is a small single-storey red brick residence positioned on the corner of Church Lane and Station Road, just north of the churchyard. Constructed in the 1940s, this distinct dwelling has a slate hipped roof with red brick chimney stack, and a facade characterised residence is largely screened from view, nestling within its expansive by two large bay windows that sit either side of the centrally positioned



Fig 123: Present in the 1885 map, Pear Tree Cottage is a red brick, pantile roofed cottage that directly abuts Manor Road. Its simple yet appealing form lies within particularly green and lush grounds, enclosed by robust hedgerows The dwelling name is derived from the ancient pear tree that stands within the cottage gardens.



Fig 124: White Cottage has a particularly unique and unusual appearance. Its long, linear rendered form sits below a peculiar mansard-style roof with a gable end, that is adorned with clay pantiles along its sloping sides, and zinc on the central flat area. This district roof type, with its towering chimney, make it one of Scrooby's most striking dwellings.



Fig 125 Functioning as a barn until the 1960s before then being converted to a private residence, the prominently positioned Barn Cottage combines with the adjoining Grade II listed Mill House to form a handsome historic frontage along a significant part of this central stretch of Low Road.





Fig 126 and 127: Opened in 1849 and closed in 1931, the original Scrooby railway station building still stands today as a private residence. Though the focus of extensive renovation works in more recent years, the building remains an important part of the village history.

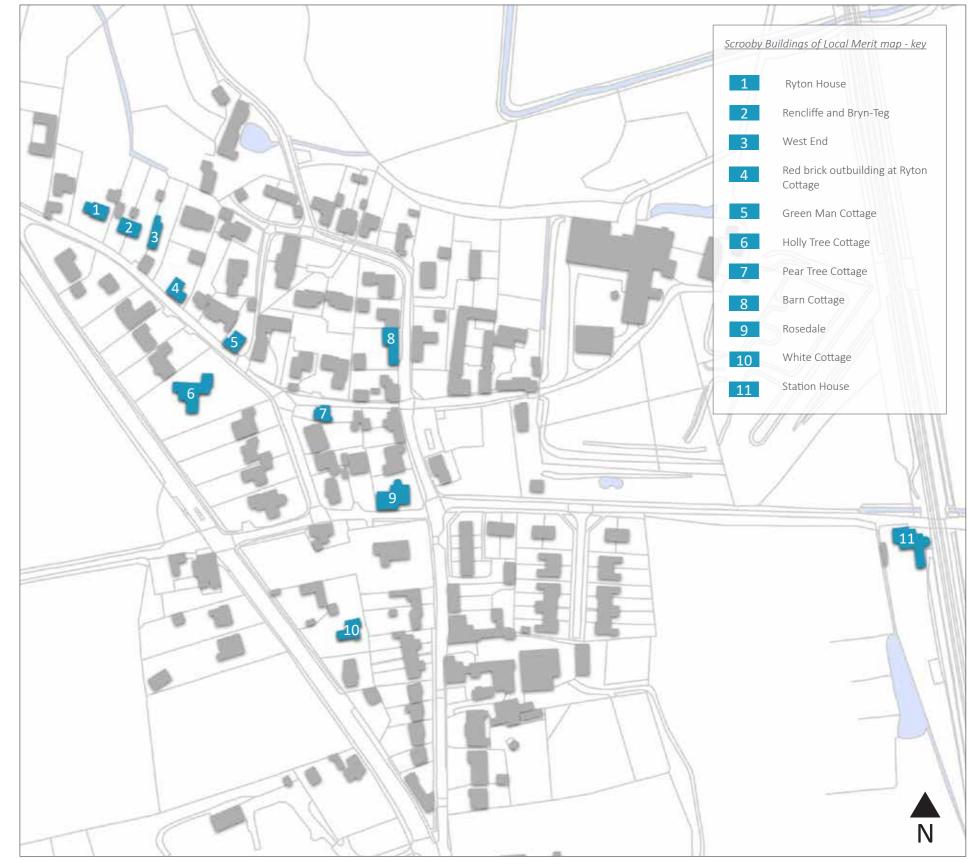


Fig 128: Buildings of Local Merit map

Scrooby's modern built environment

Interspersed amongst Scrooby's more historic and characterful dwellings, and in some cases forming their 3.40 own distinct architectural groupings within the village, are more recent residential additions to the settlement's built environment.

Generally, those standalone dwellings built from the 1950s through to the 1980s have rejected local vernacular 3.41 styles and materials, and instead chosen to progress more standardised designs reflective of the wider national architectural tastes and trends of their construction era (Fig 129-132).

3.42 In the past few decades dwellings within Scrooby have generally grown in scale, with many of the most modern additions to the village townscape taking on the form of very grand, detached 'executive' homes. Across many of these modern dwellings (Fig 133-136) red brick and clay pantile roofing have emerged as the preferred construction materials, these external finishes being chosen an attempt to reference the village's traditional vernacular properties.

3.43 Constructed in the late 1950s and early 1960s, Church View and Mayflower Avenue (Fig 137) combine to create a distinct character area to the east of St Wilfrid's Church formed of local authority housing. These adjoining planned residential developments display a much more singular character to the rest of Scrooby's architecturally disparate and varied built extents. Church View (Fig 138) comprises a row of four terraced bungalows of buff brick construction set below a large hipped roof with small chimney stacks. A polite and unassuming residential row, Church View, despite of its fairly generic architectural style, sits comfortably within the setting of St Wilfrid's Church, with the mature gardens that front each of these dwellings and consistent hedgerow boundaries adding significantly to the character and appearance of these residences.

3.44 Positioned to the immediate east of Church View is Mayflower Avenue (Fig 139-141), which hosts dwellings of a notably larger scale but of a similarly uniform character and architectural language typical of their post-war construction. The dwellings of Mayflower Avenue, both semi-detached and terraced, are 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 elevational arrangements.

3.45 Much less expansive and more introverted than Mayflower Avenue is Holmefield Croft, Scrooby's other residential cul-de-sac (Fig 142). Tucked behind a boundary of hedgerows just off Low Road, Holmefield Croft has a leafy, suburban character, with two-storey red brick dwellings with side garages set around a central dedicated access route. Holmefield Croft's outer skin of hedgerow and tree planting (Fig 143) has been crucial to integrating this more modern, self-contained development into Scrooby's historic core, this greenery minimising the visual impact of the dwellings and helping to merge the development into the wider rural village fabric.



Fig 129-132: Many of those dwellings built between the mid-to-late 20th century rejected traditional building styles and instead pursued more generic, less locally distinct architectural languages.



Fig 133-136: The use of red brick and pantile roofing is commonplace across many of Scrooby's newer dwellings. Though welcome, the use of such locally distinct materials does not necessarily result in a building that can be considered to be in keeping with the local character, as building form, scale, proportions and detailing are equally important considerations, as are matters such as garden surfacing and boundary treatments







Fig 136: Church View and Mayflower Avenue combine to create a strong frontages at the south-eastern corner of Low Road and Station Road.



Fig 137: Church View has a pleasing consistency of character across its four dwellings, with few having been subject to personalisation works and all progressing handsomely landscaped and immaculately maintained front gardens.



Fig 139-141: Though not particularly locally distinct, the post-war Mayflower Avenue has a very strong character, with large dwellings arranged in a regimented cul-de-sac layout. With their substantial, steeping sloping roofs, dark brown tones, and bulky forms, the homes of Mayflower Avenue have a robust and sturdy appearance.



Fig 142 and 143: Holmefield Croft is a small residential enclave of 1980s construction positioned just off Low Road. Its four red brick, two storey properties nestle behind handsomely landscaped gardens, and this greenery extends outwards to the edges of the wider development, which is entered via a hedgerow lined access and enclosed by a flourishing boundary of hedgerow and tree planting, which not only enhances the character of the development but also that of the wider Low Road setting.

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Trees, hedgerows and green spaces

3.46 Holmefield Croft is not the only part of Scrooby to benefit from an attractive verdant setting. Complementing much of Scrooby's handsome built environment is a similarly rich array of greenery. Grass verges, hedgerows and trees populate the roadside environment of the village approaches, and this leafy, green character is carried through into the village core where it contributes significantly to the tranquil, rural appearance of the village.

3.47 Unifying the various architectural forms that line Dog Lane and the western end of Chapel Lane are frontages enclosed by long stretches of tightly trimmed hedgerows (Fig 144-147), which are one of the defining characteristics of this part of the village's streetscape. This hedgerow planting extends out from Chapel Lane to Great North Road (Fig 148 and 149), where it combines with intermittent stretches of mature tree planting to give the eastern edge of this main road a soft, green aesthetic.

3.48 Other notable stretches of hedgerow boundary treatments include (1) the eastern edge of Church Lane, (2) the frontages to Church View and Mayflower Avenue, (3) the northern edge of the Croft, and (4) the junction of Manor Road and Chapel Lane (5) the southern end of Chapel Lane, and (6) the southern entrance to Low Road.

3.49 Just as these stretches of hedgerow add much to the village character and attractiveness and harmony of its streetscape, the removal and loss such boundary treatments is typically to the detriment of the village character (Fig 150-153), particularly where it has been substituted with non-locally distinct materials such as standardised panel fencing.

3.50 Trees also play a significant role in shaping the village character, with Scrooby benefiting from many handsome



Fig 144-147: Hedgerows are one of the most widespread, locally distinct and attractive boundary treatments found in Scrooby, and as such, have a strong and positive influence on the appearance and character of many parts of the village.



Fig 148 and 149: The hedgerow and tree planting that lines the eastern side of Great North Road provides Scrooby's historic core with a handsome and green outer edge, and also effectively screen and protect those roadside properties from the noise associated with the fastmoving traffic flows found along this main road.

and mature specimens. Some of these trees form landmarks and focal points in themselves, whilst others contribute cumulatively to the overarching leafy, rural village aesthetic.

3.51 Trees and tree groupings of significance at Scrooby village and its outer extents include, but are not limited to:

- Scots Pines along Mill Lane (Fig 154) and the wider band of trees that enclose this route;

- band of trees that lines the southern edge of Vicarage Lane;

- willow trees at the entrance to Chapel Lane;

- tree groupings that enclose the residences of Westwood House and Ellington, Sheepcote House, and The Pilgrim's Oak;

- mature trees that enclose the grounds of St Wildfrid's Church (Fig 155) and give the adjoining Church Lane a beautifully verdant character; and

- commanding chestnut trees that adorn the Croft (Fig 156).





Fig 149 and 150: Along Great North Road the removal of hedgerow and tree planting has had a negative impact on the visual unity and character of this stretch of roadside.



Fig 151: Off-the-shelve panel fencing is not locally distinct or in keeping with the character of Scrooby.



Fig 152: Neatly manicured hedgerows create an attractive and unified frontage along those properties that sit along the eastern side of Mayflower Avenue. However, on the opposite side of the cul-de-sac, fragmentation and removal of hedgerow planting and a generally discordant approach to boundary treatments has resulted in a much less harmonious frontage to the dwellings.



Fig 154 and 155: The Scots Pines on Mill Lane (top) have stood as significant local landmarks since the 18th century, while at the heart of Scrooby those trees that wrap around the grounds of St Wilfrid's Church (bottom) stand as some of the tallest, most prominent and appealing features within the village core.



Fig 156: The mature chestnut trees on the Croft combine with those trees that lie in the churchyard opposite to give Scrooby a handsome, wooded village centre.

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3.52 As well as hosting several magnificent mature trees, the Croft is a much valued green space offering outdoor recreation opportunities to the local community. This expansive green space (Fig 157) also brings a degree of spaciousness to Scrooby's village core, and the openness created by the green permits some fine views towards the spire of St Wilfrid's (Fig 158), which lies its equally handsome but more secluded and serene grounds (Fig 159) on the opposite side of Low Road.

3.53 Much more modest in scale, but also contributing to the collective green character found in and around the junction of Station Road, Church Lane and Low Road are a number of roadside grass verges, and the old village pinfold, which today serves as a small community garden (Fig 160).

3.54 Away from the village centre, along Mill Lane there is a wide green strip (Fig 161), which forms part of an area of land know locally 'The Winz', which is a surviving fragment of what was once a much more extensive commons. This space is maintained by local volunteers and their are local aspirations to further enhance the recreational and ecological value of the area.

3.55 Enhancing the Low Road and Chapel Lane gateways (Fig 162) into Scrooby from Great North Road are some wide grass verges that hug the corners of these village entrances.

3.56 The map at Fig 163 provides an overview of the key green spaces and notable stretches of hedgerow found across Scrooby village. The absence of any hedgerow or green space on the map does not necessarily mean that it is of no interest or importance to the local village character.



Fig 157: The Croft is a landmark community space at the very heart of Scrooby, which displays an open and green character that is integral to the character of this part of the village.



Fig 158: There is a strong relationship between the neighbouring open spaces of the Croft and St Wilfrid's Church grounds, with both these areas hosting some of the finest mature trees in the village and combining to create a large oasis of open space at the village core. This relationship is further consolidated by the great views available from the Croft towards the church tower, which provide a strong visual connection between the two spaces.



Fig 159: St Wilfrid's churchyard, with its boundary of mature tree planting, has a sheltered and tranquil quality.

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Fig 160: The old village pinfold has been transformed into an intimate community garden, which stands as one of the most unique and beguiling spaces in the village.



Fig 161: Along the northern approach into Scrooby via Mill Lane part of the Winz has been tended to by local residents to create a linear green space, which emerges and stands distinct from the wider scrubby planted expanses that characterise the rest of this common land.



Fig 162: The western entrance to Chapel Lane is marked by a large, planted grass verge that adds much to the visual quality and character of this gateway into Scrooby's historic core.



Fig 163: Village green spaces and hedgerows map

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Boundary treatments

3.57 The importance of boundary treatments to the character of Scrooby cannot the understated. Hedgerows are widespread and a key component of the village character. However, they are not the only locally distinct form boundary treatment in Scrooby. Red brick walling has been used as a means of enclosing properties at Scrooby for centuries, and this boundary treatment continues to be a key characteristic of Scrooby's roadside environment and village streetscape. Traditionally, many of these stretches of red brick walling were topped with stone coping stones, giving the walls a particularly distinct and attractive appearance. Across Scrooby access gates take on a variety of designs and materials, though they are most commonly made of timber or cast iron. Where traditional timber field gates have been used at driveway entrances, they tend to have a particularly positive impact on the rural village aesthetic. Timber panel or picket fencing are not common or locally distinct boundary treatments. The images at Fig 164-173 provide some examples of locally distinct boundary walling and gates.

3.58 Dispersed throughout Scrooby are some particularly unique and historic stretches of walling, which today stand as features of particular interest and add much to the distinctiveness and aesthetic quality of the village character. These areas of walling include:

- the stone walling (Fig 174) that encloses St Wilfrid's Church and the adjoining pinfold; - the boundary walls at Low Farm, the foundations of which include stone sourced from Roche Abbey (Fig 175 and 176); - the coursed rubble and red brick walling that extends north along Dog Lane from Holmefield Farmhouse (Fig 177 and 178) and;

- the old wall along the boundary of Low Farm opposite Holmefield Cottage, within which the remains of the brick pillars supporting the timber-frame of the former Cross Keys pub can still be seen.





Fig 174: The Grade II listed walling at St Wilfrid's provides the church with a handsome and distinct boundary, which also adds much to the character of Low Road and Church Lane. ©Carroll Planning + Design 2018



Fig 175 and 176: The stone at the foot of the walling at Low Farm was sourced from the ruins of Roche Abbey, which lies some 10km west of Scrooby.



Fig 177 and 178: The old walling along Dog Lane combines with the rear elevation of Holmefield Farmhouse and the gable of its barn building to form a distinct and attractive edge to this narrow route.

Scrooby village character summary

3.59 Scrooby is an small rural village with a unique and fascinating history that is synonymous with the Pilgrim Fathers and the early history of the colonisation of the United State. Set within a lowland landscape between the Pennines to the west and the eastern coast of England to the east, Scrooby's local landscape character is heavily influenced by the rivers Idle and Ryton, which wrap around the village's western, northern and eastern edges, and have a profound influence on its topography.

3.60 The majority of the village's built extents lie to the east of Great North Road, and radiate outwards from the St Wilfrid's Church and the Croft, which together form a recognisable and attractive village core. St Wilfrid's Church is a key local landmark, whose tower of appears in numerous handsome and locally distinct views throughout the village (Fig 179-182) and its wider landscape setting. Low Road forms a central spine to the village and this north-south route is bisected by several more narrow, intimate east-west routes, to give the village a grid-like layout at its centre.

3.61 Much of the village centre is covered by a conservation area, which is host to a multitude of historic properties, including several listed buildings as well as many non-designated heritage asset and 'unlisted positive Conservation Area buildings'. Many of these period properties display a distinct and appealing vernacular character of red brick with pantile roofs (Fig 183-185), and combine to form attractive and characterful buildings grouping within the village townscape.

3.62 Complementing the village's handsome built environment is an abundance of tree and hedgerow planting (Fig 186-188), which gives much of Scrooby a leafy and verdant character and a distinctly wooded skyline, which heightens the rural character of the settlement and also helps it merge into its landscape setting.

3.63 The map at Fig 189 supports the descriptive text and images set out within this 'Scrooby Character Profile', and provides an instant snapshot of many of the key elements that characterise Scrooby.

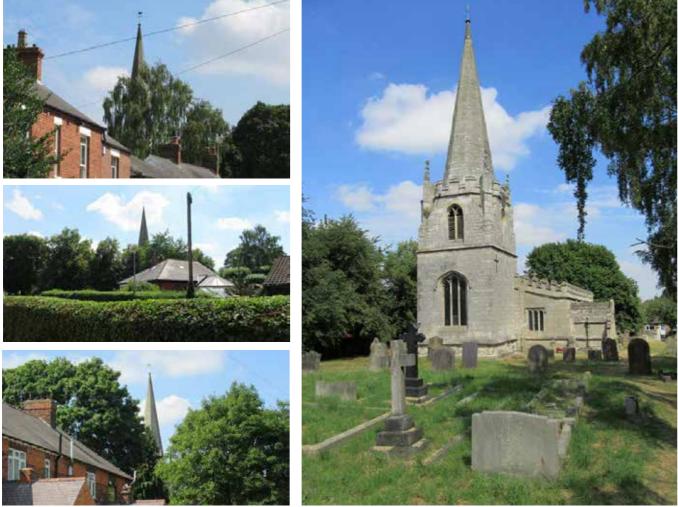
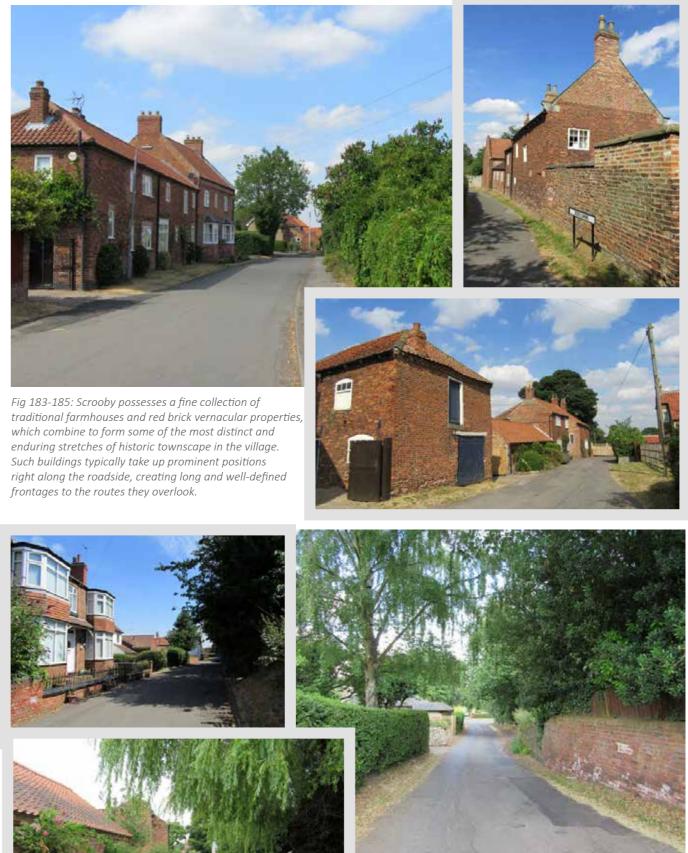


Fig 179-182: St Wilfrid's Church stands at the centre of Scrooby where it forms a handsome landmark. However, the influence of the church stretches way beyond its immediate setting, with numerous views of its tower available throughout the wider village and its outer edges.









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Fig 186-188: Trees, hedgerows, and grass verges are fundamental characteristics of the village. Such green features enclose many parts of Scrooby's internal street network and contribute positively to the overall rural aesthetic of the village. Across the village red brick jostles with this flourishing and vibrant roadside greenery, and these two contrasting yet complementary tones and textures define much of the village character.

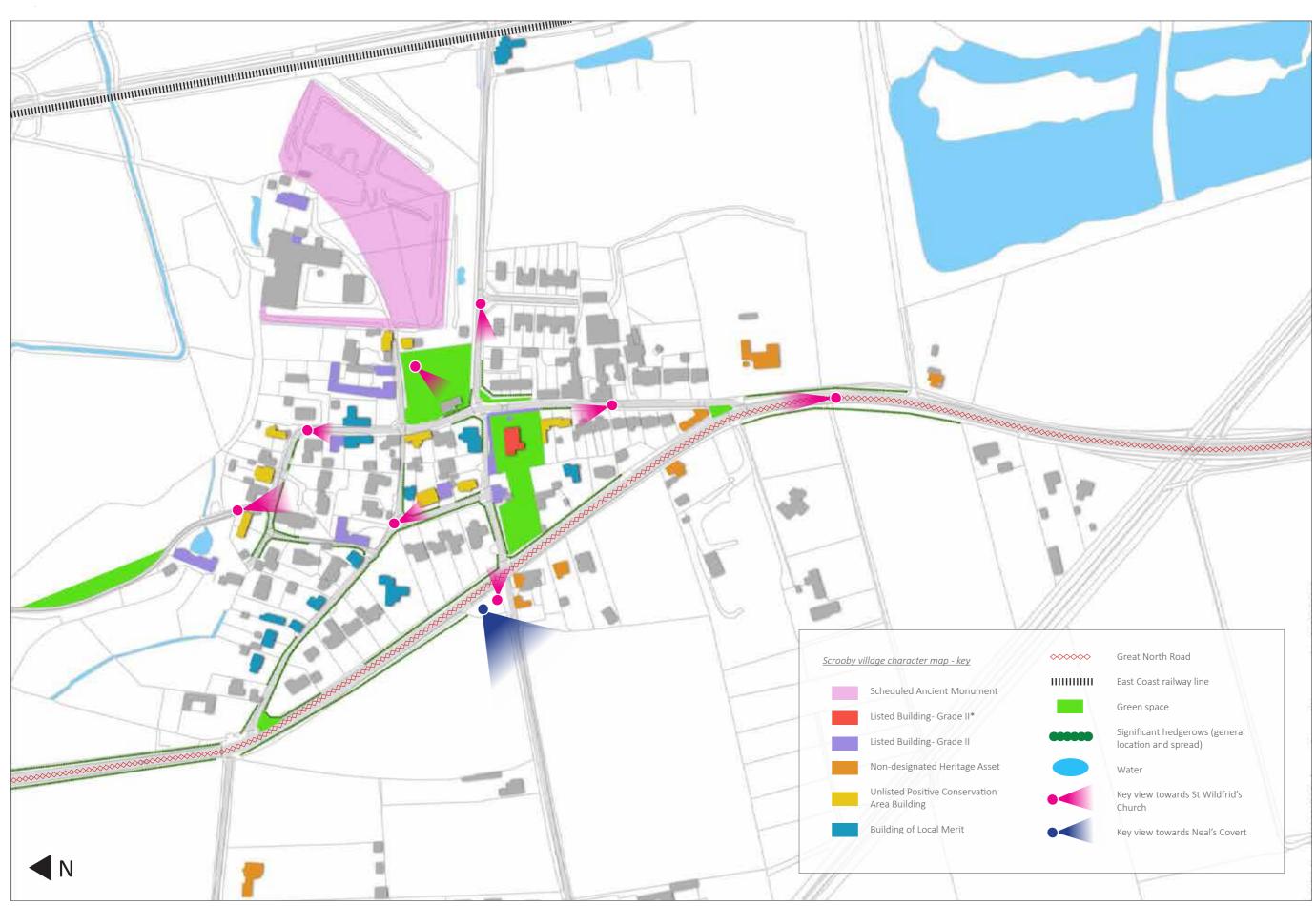


Fig 189: Scrooby character map, denoting key built and natural characteristics and features ©Carroll Planning + Design 2018



SCROOBY TOP CHARACTER PROFILE

Evolution of the hamlet

3.64 Scrooby Top is positioned one mile south of Scrooby village. It is centred around the Scrooby Top House, an important posting house in coaching days, which was established around 1780 by Thomas Fisher, the proprietor of the Swan Inn, the principal posting house of Bawtry. Mr Fisher decided to transfer his business from Bawtry to Scrooby Top in order to be able to counter the competition from the Ye Old Bell In at Barnby Moor. During its time as a posting house, Scrooby Top House was known as Scrooby Inn and was an important landmark along the Great North Road, the main highway between London and Scotland and a central coaching route used by mail coaches travelling between London, York and Edinburgh. In the early 19th century, the Rockingham coach, which ran between London and Leeds, changed horses there. The Inn also hosted meetings of the Archbishop of York's manorial court for Scrooby.

3.65 Scrooby Top House remained a licensed house until 1821, when it became a private home. By 1871 Viscount Galway's tenant was farming 360 acres, facilitated by an grouping of agricultural outbuildings positioned to the rear of the main house. The residential use of the property continues through to the present day, and was only interrupted during a

period between the late 1960's to the early 1980's, when it functioned as a restaurant.

3.66 Sand and gravel extraction has been an ongoing activity at Scrooby Top for several centuries, however, in more recent decades the spread, scale and sophistication of these operations has increased significantly, now covering a large area of land to the immediate west of Scrooby Top House. By comparison, built development at Scrooby Top has been more modest in modern times, with only a small number of new buildings emerging in the last 100 years, the majority sitting to the east of Great North Road and associated with the Lodge Farm Fisheries business. Importantly, the hamlet has maintained a concentrated and relatively familiar developed footprint within which Scrooby Top House and its adjoining cottages and agricultural buildings continue to be the central focus.

3.67 The maps at Fig 190-194 visually communicate how Scrooby Top has grown and evolved since the late 1800s.



Fig 192: Scrooby Top, 1948

Scrooby Top character summary

3.68 Scrooby Top's character is primarily derived from the landmark grouping of historic buildings positioned on the junction of Great North Road and Snape Lane. At the very heart of this significant cluster of heritage assets is the imposing yet elegant Scrooby Top House (Fig 195), a Grade II listed building of 18th century construction with a 5-bay central block flanked on either side by slightly recessed 2 storey, 2 bay wings.

3.69 Adjoining and extending north from Scrooby Top House, and falling under a separate Grade II listing, are the red brick Scrooby Top cottages and stables (Fig 196 and 197), which are today private residences but were originally ancillary to the neighbouring posting house.

3.70 Together Scrooby Top House and the adjoining cottages and stables form an extensive and striking frontage along this part of Great North Road (Fig 197), and a significant historic landmark within Scrooby's parish extents.



Fig 195: A landmark building, with a rich history, Scrooby Top House is one of the parish's most stunning and prominently positioned buildings, observed daily by hundreds of travellers making their way along Great North Road. Its substantial rendered form sits atop an ashlar plinth and below pantile roofs, which are hipped above the central block and pitched at either wing. Its principal elevation has an orderly, symmetrical arrangement, with a centrally positioned entrance and regularly spaced glazing bar sashes.





Fig 196 and 197: Somewhat subservient to the more stately Scrooby Top House, and of a more modest aesthetic and scale, the adjoining cottages and stable buildings nevertheless have a charm and character all of their own, and are a key component of Scrooby Top's impressive historic built environment.



Fig 198: A truly memorable and impressive roadside frontage is provided by the combined presence of Scrooby Top House and the neighbouring cottage and stable buildings. ©Carroll Planning + Design 2018

3.71 Of a different character, but providing an equally strong and distinct frontage to Snape Lane are the 18th and 19th century stables and barn range (Fig 199-202) positioned to the rear of Scrooby Top House. The stable range is contemporary with the 1780 coaching inn and is set around a square stable yard. Its part-two storey, part-single storey form is constructed of red brick with pantile roofs and has timber joinery throughout. Of a similar aesthetic and positioned further west is an 19th century two-storey barn building.

3.72 The stables and barn range merge almost seamlessly into the Great North Road frontage of Scrooby Top House, an attractive red brick wall and beautifully manicured hedgerow hugging the corner and linking the two frontages. Looking west from Great North Road (Fig 203) both the agricultural buildings of Snape Road and the frontages of Scrooby Top House and the adjoining cottages can be appreciated within a single panoramic view, within which several mature trees rise up to provide a partially wooded and handsome backdrop.







Fig 199-202: A unified and attractive historic built edge is provided along the northern side of Snape Road by the various 18th an d19th century red brick vernacular farm buildings.



Fig 203: The view towards the expansive complex of heritage assets at the north-western corner of the junction at Snape Lane and Great North Road is beautifully composed, the continuous stretch of historic roadside properties bookended by mature trees which also rise up in the background of the view. Linking the building frontages of Snape Lane and Great North Road is an attractive stretch of red brick walling, which hosts a small cast iron post box, and then gives way to a band of tightly-trimmed hedgerow. ©Carroll Planning + Design 2018

3.73 Other buildings of recognised heritage value contributing to the richness of character at Scrooby Top are Bishopfield Lodge (Fig 204) and Scrooby Top Farm (Fig 205). The former is positioned away from the central building grouping at Scrooby Top House in a more detached and secluded location along Snape Lane at the eastern entrance to Bishopfield House. Scrooby Top Farm is a more prominently positioned 1930s farmhouse situated just south of Scrooby Top House.

3.74 Enhancing the setting of this cluster of historic buildings at Scrooby Top and effectively screening the extensive mineral extraction operations that continue to the immediate east of Scrooby Top House is a band of tree and hedgerow planting that runs along both Snape Lane (Fig 206) and Great North Road (Fig 207) and behind Scrooby Top House.

3.75 The map at Fig 208 supports the descriptive text and images set out within this 'Scrooby Top Character Profile', and provides an instant snapshot of the key built and natural elements that characterise this unique and historic rural hamlet.



Fig 204: Bishopfield Lodge is an endearing mid-19th century lodge building. It has a rendered, single-storey form and a hipped natural slate roof with timber bracketed eaves and a tall chimney stack. Its fenestration includes a canted bay window bay and timber '2 over 2' sashes.



Fig 205: The two-storey farmhouse opposite Scrooby Top House has a classic interwar aesthetic, with differing in external finishes between ground and first floor levels (exposed red brick with pebbledash render above), and hipped slate roof with clay ridge tiles and red brick chimney stacks.



Fig 206 and 207: Towering trees and dense hedgerows extend outwards from the historic buildings at Scrooby Top House and along both Snape Lane and Great North Road, where they add to the attractiveness of the roadside environment and the setting of this heritage asset grouping, and also screen from view the activities of Scrooby Top quarry.

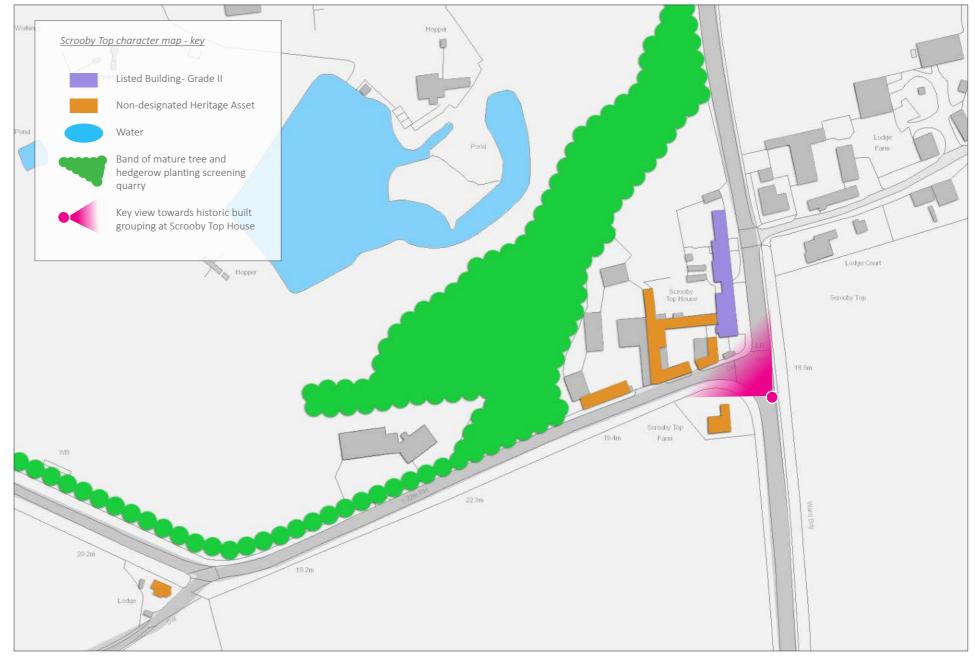


Fig 208: Scrooby Top character map, denoting key built and natural characteristics and features.

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4 CONCLUSIONS AND RECOMMENDATIONS









4.1 Based on the commentary and observations set out within the preceding chapters, the following recommendations are made in order to protect and enhance the unique and locally distinct character of Scrooby.

Locally distinct features and materials

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

4.3 The galleries across pages 51 and 52 present a selection of some of the those locally distinct features and finishes prevalent across many of Scrooby's more locally distinct buildings, and can be used to inform the design of future development proposals.

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. Less common, but also seen in number of period properties, are hipped roofs.







Windows and doors: Multiplepane timber windows, both

casement and sash, represent the predominant traditional glazing type. Timber is also used extensively for doors across Scrooby's more historic properties.

Walling: Red and brown brick is the walling material mostly closely associated with Scrooby'sbuilt heritage, and much of the village centre is constructed from this material. On occasions, brickwork has been painted or rendered in tones of white. Tumbling, 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 Scrooby's dwellings have been two storevs and most have rectangular plan forms with pitched roofs. Façades typically place a strong emphasis on proportion and symmetry, and often have a three bay arrangement with centrally positioned entrance.



Boundary treatment: The boundary treatments which

best represent the established character of Scrooby are (1) red brickwork walling and (2) dense hedgerow planting. Rarely used at residential properties but a key component of the church grounds and adjoining pinfold is stone walling. Gates are generally of timber of cast iron.



Development layout and arrangements

4.4 The majoirty of Scrooby's buildings are arranged in a linear manner along the internal historic road network to the east of Great North Road, and have come forward in an incremental, piecemeal manner over a prolonged time period. More modern standalone, self-contained modern residential developments, such as Mayflower Avenue and Holmefield, represent departures from the traditional approach to development within the village, and as such, are not in keeping with the local character.

4.5 Housing at Scrooby is primary formed of detached units set within their own individual plots but there are significant variations in building positioning, orientation, and plot shape and size.

New development proposals should recognise and understand the 4.6 development patterns and housing layouts present within their immediate site context and seek to reinforce the distinct local character in relation to the spacing, layout, and orientation of new buildings

The historic built environment

4.7 Several parts of Scrooby display particularly mature and handsome built environments, comprising numerous buildings of recognised heritage value and positive character. When undertaking additions, alterations or repairs to such buildings, including non-designated heritage assets, 'Unlisted positive Conservation Area buildings', 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

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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

4.8 Scrooby possesses few dedicated pedestrian routes. A lack of public rights of way stifle local residents ability to explore and enjoy of the local landscape setting, whilst the absence of a pedestrian crossing at Great North Road makes this route a significant phyiscal barrier to pedestrians seeking to move safely and freely between the village centre and the Pilgrim Fathers Public House, Scrooby's only pub and restaurant and a key local asset.

4.9 Development proposals should provide appropriate and safe pedestrian access and should link up with the existing footpath network. Opportunities should be explored to expand the existing footpath network and to facilitate better and safer pedestrian movement across the parish landscape and beyond.

Important views

4.10 Scrooby possesses numerous locally distinct and handsome views towards key building groupings and unique landmarks features including St Wilfrid's Church and Neal's Covert. 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.

Village approaches and edges

4.11 Gateways and approach roads into Scrooby 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.

4.12 Edge-of-settlement development proposals should subtly integrate into the village's landscape setting and avoid creating unsatisfactory, hard edges to the village. The retention of existing planting and vegetation is encouraged.

Green Spaces

4.13 Scrooby contains several green spaces that make a significant contribution to their local character. These spaces, as identified within the Scrooby Character Map at Fig 189, often provide a setting to important local buildings and heritage assets, and many, through the openness they bring to the village townscape, offer particularly distinct local views. On this basis, these identified green spaces should be retained and their open, spacious and green character preserved.

Boundary treatments

4.14 Across Scrooby the fragmentation of frontage treatments through the removal of trees, hedgerows, grass verges or sections of established and

locally distinct walling should be resisted. The retention of locally distinct boundary treatments such as hedgerows and red brick walling is crucial to protecting the local character of the parish settlements.

4.15 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.

Trees and hedgerows

4.16 Trees and hedgerows play a significant role in shaping Scrooby's village character, with the settlement benefiting from many handsome tree groupings and stretches of tightly-trimmed hedgerow. Notable stretches of hedgerow planting are denoted on the Scrooby Character Map at Fig 189. Trees and tree groupings of significance at Scrooby village and its outer extents include, but are not limited to:

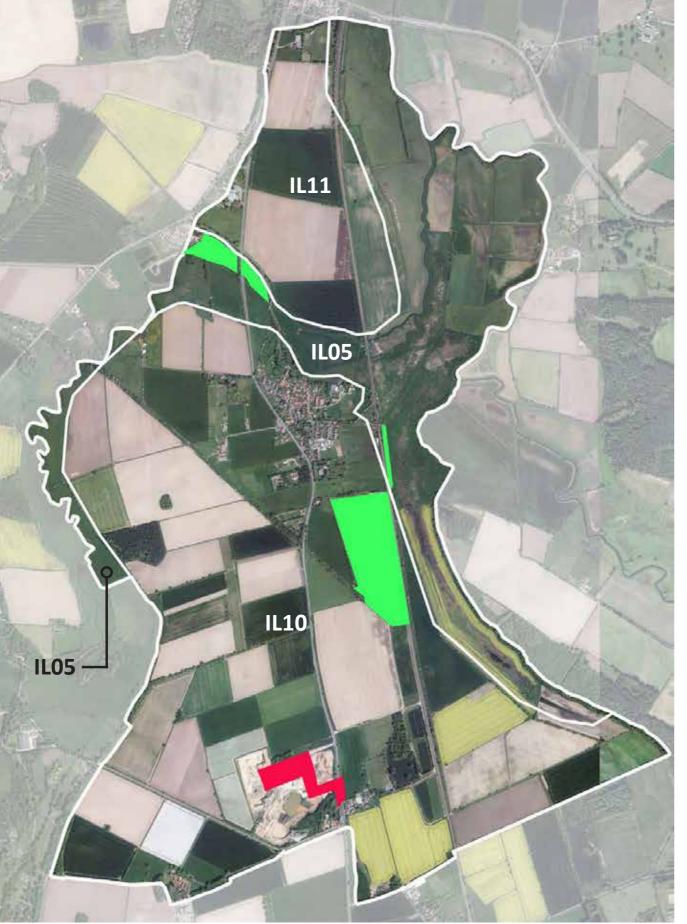
- the Scots Pines along Mill Lane and the wider band of trees that enclose this route;

- the band of trees that lines the southern edge of Vicarage Lane;
- the willow trees at the entrance to Chapel Lane;
- the tree groupings that enclose the residences of Westwood House and Ellingto, Sheepcote House, and The Pilgrim's Oak;
- the mature trees that enclose the grounds of St Wildfrid's Church and give the adjoining Church
- Lane a beautifully verdant character; and
- the commanding chestnut trees that adorn the Croft.

4.17 Development proposals should seek to retain existing trees and hedges, and where possible, introduce new planting of similar species.

APPENDIX 1

BASSETLAW LANDSCAPE CHARACTER ASSESSMENT: POLICY ZONE LANDSCAPE ACTIONS



POLICY ZONE IL05: LANDSCAPE ACTIONS

- Reinforce Landscape Features
- where appropriate
- Reinforce the rural character of the Policy Zone by concentrating new development around existing settlement.
- Reinforce the historic field pattern by containing new development within historic enclosed boundaries.
- Enhance and reinforce visual unity across the Policy Zone through further appropriate tree and woodland planting.

Built Features

- · Conserve and reinforce the rural character of the landscape by respecting the scale and setting of Scrooby and Scaftworth. · Reinforce the local brick vernacular in new built development.
- · Reinforce the ecological diversity of the River Ryton and River Idle corridors and the designated SINCs, enhancing where appropriate. · Reinforce the character, setting and historic integrity of Serlby Hall Estate and Parkland as appropriate. New development should take account of the distinctive ecological elements within the Policy Zone.

POLICY ZONE IL10: LANDSCAPE ACTIONS

Conserve and Reinforce

- Conserve and reinforce hedgerows where these are gappy and in poor condition. Seek opportunities to restore the historic field pattern/boundaries where these
- have been lost Seek opportunities to restore arable land to pasture.
- Conserve the ecological diversity and setting of the designated SSSI's and SINCs and reinforce as appropriate.
- Conserve and reinforce historic field pattern, restoring hedgerow boundaries where necessary.
- · Conserve the historic Serlby Parkland and reinforce as appropriate.

- Built Features Conserve the historic character and setting of Seriby Hall and associated parkland. Conserve and reinforce the open rural character of the landscape by concentrating new development around Scrooby, Torworth, Ranskill, Sutton-cum-Lound
- and the northern edge of Retford, also along the A638 [Great North Road]. Create woodland to contain and soften built development, preferably in advance of new development.
- Conserve the local built vernacular and reinforce in new development. · Contain new development within existing field boundaries.
- Sensitive design and siting of new agricultural buildings.

POLICY ZONE IL11: LANDSCAPE ACTIONS

- Create Landscape Features
- · Create new hedgerows and restore existing, seek opportunities to restore historic field pattern where feasible, contain new development within historic boundaries.
- Seek opportunities to restore arable land to pasture.
- · Conserve the ecological diversity, biodiversity and setting of Styrrup Quarry [SSSI] and other designated SINCs.

Built Features

- Create small scale woodland to contain and soften existing built development, particularly at Harworth and Bircotes.
- · Conserve what remains of the rural landscape by concentrating new small scale development around Harworth and Bircotes. · Create new development which reflects the local brick built vernacular.
- · Sensitive design and siting of new agricultural buildings.

· Reinforce hedgerows where necessary, seek opportunities to restore the historic field pattern where this has been lost and introduce hedgerow trees

Enhance visual unity through further appropriate tree and woodland planting. Reinforce tree bets along roadsides and railway corridor as appropriate.

Enhance tree cover and landscape planting generally to create increased visual unity and habitat across the Policy Zone, in particular along transport corridors.

APPENDIX 2

LISTED BUILDINGS DETAILS

Name / Location: MONK'S MILL WALL CONTAINING MILL RACE, MILL LANE

List entry number: 1267745 Grade: II

Date first listed: 01-Feb-1967 **Date of most recent amendment:** 27-Nov-1984

Details: THouse, outbuildings and wall with mill race, formerly mill. C17 and C18 restored mid C20. Red brick and ashlar. Pantile roofs with single brick stack to the rear left. Dentillated eaves to all but the single storey wing and the wing containing the archway. 2 storeys plus garret, 3 bays. To the right is a lower, slightly set back, 2 storey, 4 bay wing, the right 2 bays receding at an angle. To the left is a 2 storey 3 bay wing, this was once 2 storeys plus garret. Further left, slightly set back, is a 2 storey, 2 bay wing and finally a single storey, single bay wing. The 2 storey plus garret wing has ashlar on the ground floor. Single storey gabled ashlar porch, with blocked sides. The chamfered entrance arch is shaped at the top and has chamfer stops. To the right is a single large arched glazing bar fixed light and a single glazing bar fixed light with a small blocked opening under. The right wing has from left to right a single blocked window opening, a single glazing bar Yorkshire sash under a segmental arch, a single small C20 casement in a taller and narrower opening and a blocked doorway. The left wings have from right to left a single C20 glazing bar casement with 2 blocked ashlar arches under, a single glazing bar Yorkshire sash under a segmental arch, an archway with flush ashlar quoin surround dated 1783, a single glazing bar Yorkshire sash under a segmental arch in a larger opening and a single similar Yorkshire sash. Above the porch is a single glazing bar Yorkshire sash under a segmental arch. To the left are 2 C20 casements, a single C20 glazing bar Yorkshire sash and a single C20 glazing bar casement. To the right is a single tall glazing bar sliding sash, a single glazing bar casement and a single glazing bar Yorkshire sash, these latter 3 are all under segmental arches. On the walls are C18 graffiti dated 1722, and 1792. Left of the porch is 'Thomas Seaton 1756'. Interior has inscription '1778 IW TPX'. There remains a single piece of the main shaft. In front of the mill is a brick wall with ashlar coping containing 3 mill races. To the left are 2 brick arches with a single central ashlar cutwater and remnants of a further similar cutwater to the right. Further right is a single ashlar arch.

National Grid Reference: SK 65116 91002

Name / Location: THE OLD VICARAGE, CHURCH ROAD

List entry number: 1239432 Grade: II

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

Details: House, c.1600, C18 and C20 with C20 renovations. Ground floor C18 red brick with a C20 blue brick band at the base. 1st floor timber frame and plaster. Pantile roof with C20 stone coped gables and kneelers, single left brick gable stack and single projecting stack to the rear right. 2 storeys, 2 bays, with single long and short bays. 2 sliding sashes with lozenge shaped panes. Above, a similar single sash and to the right a single casement with similar panes. To the right is a later brick and pantile leanto with a similar sliding sash, further right is the gable end of a later brick and pantile single storey extension with single fixed light. To the rear is a single storey 2 bay C20 extension contructed from older materials. Interior. Ground floor left/long bay has C18 panelling, installed c.1900. There is also an C18 bressumer fireplace with small inglenook glazing bar fixed light. The 1st floor tie beams exist, but have been drawn in and have mortices instead of braces. In the apex of the roof between the long and short bays is a stud partition.

National Grid Reference: SK 65173 90766

Name / Location: BARN AT HOLMEFIELD FARM, CHAPFI LANE

List entry number: 1273708 Grade: II

Date first listed: 27-Nov-1984 Date of most recent amendment: Not applicable

Details: Barn. C17. Refaced C19, originally timber framed and still containing some principal rafters, collar and tie beams of the timber frame roof. now supported on brick piers. Red brick. Pantile roof with brick coped left gable fronting Dog Lane. Having a single small fixed light flanked by single slit ventilators. To the left is a 2-storey doorway with wooden door. Above a single diamond ventilation pattern is flanked by slit ventilators. Attached to the left is a single storey brick lean-to with doorway with wooden door under segmental arch, projecting from the lean-to is a single storey brick wing with single central C20 casement flanked by single doorways, that to the right is under a segmental head. This wing joins the right wing of the house. The left gable of the barn has a re-set ashlar plague inscribed 'I.T. 1741' - probably taken from the house.

National Grid Reference: SK 65139 90894

Name / Location: BARN RANGE AND PIGEONCOTE AT LOW FARM, MANOR ROAD

List entry number: 1239772 Grade: II

Date first listed: 27-Nov-1984 Date of most recent amendment: Not applicable

Details: Barn range and pigeoncote. Early C19. Red brick with pantile roofs and dentillated eaves. 2 storey barn with further 2 storey and lower outbuildings and 2 storey pigeoncote projecting at right angles from the right hand side of the barn. The barn which has been heightened has from left to right a blocked door- way under a segmental arch, a single small blocked opening, a doorway with wooden door, 2 doorways under segmental arches and a doorway with double door. Above are 2 window openings under segmental arches and a single diamond ventilation pattern. There are 6 tie plates. The barn extends at a right angle and has 3 sets of similar ventilation holes. To the right is a lower wing with carriageway now with a flat head and 2 small openings over. Further right is the 2 storey plus attic pigeon- cote with brick coped gables. Having from left to right a small arched doorway with wooden door, a single small slatted opening, a doorway and a single small blocked arched opening. Above is a doorway under a segmental arch. In the attic is a central wooden gabled dormer with pigeon holes above wooden slats. In- terior has brick nesting boxes with ledges under to 4 sides of the 1st floor. Projecting from the whole of this front is a lean- to supported on brick piers with ashlar bases.

National Grid Reference: SK 65256 90882

Grade: II

Details: House, Mid C18. Red brick. Pantile roof with stone coped gables, kneelers, 2 brick stacks and dentillated eaves. 2 storeys, 3 bays. Central doorway, panelled door with overlight. Flanked by single C20 casements. 2 similar casements above. To the right is a lower 2 storey, with single storey projecting lean-to, single bay wing, of red brick with pantile roof, single gable stack and dentillated eaves. Single C20 casement with blocked doorway to left. The left gable of the adjacent barn.

National Grid Reference: SK 65154 90855

List entry number: 1222659 Grade: II

Details: Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

National Grid Reference: SK 65150 90824

Name / Location: SCROOBY METHODIST CHURCH, CHAPEL LANE

List entry number: 1239431 Grade: II

Details: Chapel, c.1829, and C20. Brick, rendered and painted. Hipped slate roof. Single storey, 3 bays. Central gabled porch with by single arched sashes. To the left is a lower C20 painted brick extension with doorway with C20 part glazed door. To the right, slightly set back, is a lower rendered and coped wall with arched doorway and wooden door. Included for group value only.

Name / Location: HOLMEFIELD FARMHOUSE, CHAPEL LANE

List entry number: 1239644

Date first listed: 27-Nov-1984 Date of most recent amendment: Not applicable

Name / Location: K6 TELEPHONE KIOSK, CHAPEL LANE

Date first listed: 25-Jan-1989 **Date of most recent amendment:** Not applicable

Date first listed: 27-Nov-1984 Date of most recent amendment: Not applicable

National Grid Reference: SK 65174 90809

Name / Location: MILL HOUSE, LOW ROAD

List entry number: 1239433 Grade: II

Date first listed: 27-Nov-1984 Date of most recent amendment: Not applicable

Details: House. Mid C18 and late C19. Red brick. Pantile roof with rendered gables, kneelers, tumbled in brick work, 2 gable stacks and dogtooth eaves. 2 storeys, 3 bays, with a 1st floor band. Central doorway with panelled door under segmental arch. Flanked by single C19 canted bay windows with sashes and tiled roofs. Above, central blocked window flanked by single sliding sashes,all under segmental arches. To the rear are 2 storey and lean-to extensions.

National Grid Reference: SK 65216 90896

Name / Location: PIGEONCOTE AT MANOR FARM, MANOR ROAD

List entry number: 1239773 Grade: II

Date first listed: 27-Nov-1984 Date of most recent amendment: Not applicable

Details: Pigeoncote. Late C18. Red brick with patches of render and ashlar. C20 corrugated roof. Dentillated eaves. The gable end also has a dentillated cornice forming a pediment. A flight of brick and pediment is an arched opening with wooden panel, having 3 pigeon holes. On the 1st floor of the east front is a wooden slatted opening with glazing bar overlight under a segmental arch. Projecting from the right are single storey brick and breeze block extensions. Interior has a heavily moulded beam with squared off bosses, probably from the demolished palace.

National Grid Reference: SK 65377 90910

Name / Location: LOW FARMHOUSE, MANOR ROAD

List entry number: 1239771 Grade: II

Date first listed: 27-Nov-1984 Date of most recent amendment: Not applicable

Details: Farmhouse. Late C18 and C20. Red brick. Pantile roof with 2 brick gable stacks, single projecting brick stack to the rear, tumbled brickwork and dogtooth and dentillated eaves bands. 2 storeys plus garret, 3 bays with a 1st floor band. Central doorway with 6 fielded panel door and brick and glazed C20 porch. Flanked by single glazing bar sashes with flush splayed painted lintels. 3 similar sashes and lintels above. To the rear is a lean-to extension and a projecting lower 2 storey, 5 bay wing, the right 3 bays project and from a lean-to, having from left to right a doorway with C20 part glazed door with brick and glazed 2 bay porch, a single fixed light, a single sash, a single sliding sash and a doorway with wooden door, the latter 3 are under segmental arches. Above to the left is a sliding sash and a small blocked window. Interior has an

National Grid Reference: SK 65255 90854

Name / Location: CHURCH OF ST WILFRID, LOW ROAD

List entry number: 1239733 Grade: II*

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

Details: Parish Church. Early C15. South aisle and porch early C16, restored 1864, C20. Ashlar with slate roofs, embattled parapets to all but the porch, single ridge cross. Buttressed and set on a plinth with moulded string course over. Tower with octagonal spire, nave, south aisle and chapel, south porch, chancel. The tower of 2 stages with string course at the junction has a 3-light arched west window with cusping, hoodmould and label stops. In the belfry are 4 arched 2-light openings. The angles of the tower parapet are chamfered and have single small diagonal buttresses rising to the height of the merlons and supporting crocketed pinnacles. The spire is topped with a weather vane. Over the south belfry opening is a C20 clock face, under the string course to the north and south are single metal crosses. The north wall has 3 restored windows each with 3 cusped arched lights under a flat head with hoodmould and label stops over. Abutting the tower and north wall is a low ashlar C20 lean-to with flue rising to the parapet. The diagonally buttressed east wall has bases at the parapet angles for crocketed pinnacles now lying in the churchyard. There is an arched 4-light C19 chancel window with panel tracery, cusping, hoodmould and label stops. The east window of the south aisle has 3 arched lights under a flat head with hoodmould. The south front has 3 windows each with 3 arched lights under a flat head with hoodmould over which extends to a guttering band. Between the 2 eastern most windows is an arched doorway with moulded surround and hoodmould. The parapeted south porch has a double chamfered arched entrance with triangular hoodmould. The interior stone roof is supported on 2 transverse arches supported in turn on corbels. The inner doorway is arched with worn moulding and a C20 wooden door. The west end of the south aisle has a single window with 3 arched cusped lights under a flat head with hoodmould over.

INTERIOR: 3 bay nave arcade with octagonal piers and responds, moulded capitals and double chamfered arches. The double chamfered tower arch has a single C19 foliate decorated capital either side. The inner arch of the double chamfered chancel arch is supported on single 1/2 columns with C19 foliate decorated capitals. C19 corbels support the roof. In the aisle are 2 C16 oak benches with carved ends and back. In the chapel is a similarly carved bench. There is a C17 decoratively carved chair. The pulpit, lectern and font are C19. Above the south door is an ashlar memorial plaque dated 1760.

Scrooby harboured a Separatist Puritan group, 1606-8, which fled to Holland in 1608 and then in 1620 sailed to America in the Mayflower. William Brewster, one of the Pilgrim Fathers and a ruling elder, worshipped in Scrooby Church.

National Grid Reference: SK 65220 90754

Name / Location: BISHOPFIELD HOUSE, SERLBY ROAD

List entry number: 1239871 Grade: II

Date first listed: 27-Nov-1984 **Date of most recent amendment:** Not applicable

Details: House. Early C19. Stucco. Hipped slate roof with single rendered stack to the left and single ridge stack. Projecting eaves supported on brackets with eaves band. Flanking the outer edges are slightly projecting pilasters. North front. 2 storeys, 3 bays. Moulded 1st floor and 1st floor sill bands. Set on a plinth with slightly projecting central bay. Central doorway with panelled door, traceried overlight and moulded surround. Porch supported on 2 pairs of Doric columns. To the right, in a relieving arch, is a glazing bar casement with sill band under. To the left, in a relieving arch, are 2 narrow glazing bar sashes flanked by single similar sashes outside the arch. Above is a central tripartite glazing bar sash flanked by single glazing bar sashes. To the left, set back, is a 1 1/2 storey, 3 bay, painted brick and slate extension with a single brick ridge stack with small casement and large tripartite glazing bar sash and 3 small glazing bar sashes above. Garden/west front. 2 storeys, 4 bays. Set on a plinth with 1st floor and 1st floor sill bands. 4 glazing bar sashes with 4 similar, smaller sashes above. There is a single storey 4 bay verandah with sloping roof and decorative wooden facia supported on 7 iron

National Grid Reference: SK 64624 88670

Name / Location: MANOR HOUSE FARMHOUSES, MANOR ROAD

List entry number: 1239774 Grade: II

Date first listed: 28-Feb-1952 Date of most recent amendment: 27-Nov-1984

Details: Pair of cottages, formerly farmhouse, formerly part of the moated palace which was one of the principal seats of successive Archbishops of York. C16 with C17 alterations, C18 additions and C20 alterations. Red brick and ashlar 1/2 hipped concrete pantile roof, 3 red brick stacks to the rear, dentillated eaves. Set on a plinth with chamfered ashlar course over. 2 storeys, 7 bays. The 3 bays to the left are a later addition. The right bay slightly projects and the outer angle is part chamfered on the ground floor and chamfered above. Having from left to right a single small fixed casement at the height of the door lintel, doorway with C20 1/2 glazed door, single canted window bay, single C20 casement, doorway with C20 1/2 glazed door, a single recessed arch rising to the eaves, possibly where a gallery or cross wing was inserted and now containing a single blocked arched opening, and beyond a further blocked arched opening. Above from left to right is a single C20 casement under a segmental arch, a single C20 casement in a larger opening with segmental arch, a single c20 casement breaking into a 2-light C16 ashlar opening, a single C16 2-light opening with ashlar mullion, arched lights and flush ashlar quoin surround, and a single C20 casement. To the left of the blocked ashlar opening is evidence of extension. To the rear are later C18 outshut extension. Interior. Some ground floor rooms have moulded beams. In the right ground floor room is a blocked arch. A building existed c.1300, 1503 Margaret Tudor stayed at Scrooby Palace. In 1538 Leland described it as being built of timber parts to be demolished, these were the gate house, a building adjoining the hall, the hall and a gallery leading from the hall to the chapel, the pantry and kitchen. c.1637 most of the remaining buildings were demolished, only leaving enough to provide a suitable farmhouse for a tennant, this was repaired. This house is thought to have been the residence of William Brewster, to the left of the right doorway are 3 C20 plaques commemorating this and the sailing of the Mayflower. H.M. and M. Dexter, The England and Holland of the Pilgrims, (London 1906 and Baltimire 1978)

National Grid Reference: SK 65411 90936

Name / Location: SCROOBY TOP COTTAGES AND ATTACHED BUILDINGS, GREAT NORTHERN ROAD

List entry number: 1273709 Grade: II

Date first listed: 01-Feb-1967 **Date of most recent amendment:** 27-Nov-1984

Details: Row of 3 cottages and stables. Mid C18. Red brick with pantile roofs and dentillated eaves. 2 storey, 3 bay cottage with pyramidal roof and central stack. To the left, set back, a lower 2 storey 5 bay wing with single ridge stack. To the right, set back, a single storey 7 bay stable block with hipped roof to the right and single stack to the rear. The 3 bay cottage has a central blocked archway with ashlar impost blocks, flanked by single brick pilasters rising to the 1st floor, single glazing bar Yorshire sashes under segmental arches replacing previous openings and further similar single pilasters. The pilasters support a 1st floor rough entablature band. Above, central round panel with glazing bar Yorkshire sash to the left and C20 glazing bar casement to the right, both under segmental arches. The left 5 bay wing has a blocked arch with ashlar impost blocks. To the right is a sash window with glazing bars in the top portion, to the left is a single similar sash, a single brick pilaster rising to 1st floor level, a single similar sash and an arch over an alley way. All ground floor sashes are under segmental arches. Above are 3 similar sashes. The single storey stable block with altered openings has from left to right a doorway with C20 door, a single small opening with wooden shutter under a segmental arch, an arched doorway with ashlar impost blocks and wooden door, a large doorway with double wooden door, a single brick pilaster rising to the eaves, a larger, similar doorway with double wooden door, a single window now blocked with wood and a glazing bar casement under a segmental arch, lacking glazing.

National Grid Reference: SK 65393 88960

Name / Location: SCROOBY WAR MEMORIAL, ST WILFRID'S CHURCHYARD, LOW ROAD

List entry number: 1421773 Grade: II

Date first listed: 08-Dec-2014 **Date of most recent amendment:** Not applicable

Reasons for designation: Scrooby war memorial by Clarkson and Co of Rotherham, unveiled in 1920, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of for its poignant and well-executed design; * Group value: its close proximity with the church of St Wilfrid (Grade II*), and the Old Vicarage and churchyard wall (both Grade II).

History: The war memorial, in remembrance of men of Scrooby lost in the First World War, was unveiled on 5 June 1920 by Mr FL Wilkinson, a churchwarden, and dedicated by the vicar, the Rev LA Williams. It was made by Clarkson and Co (of Rotherham). Cost was £91.

Details: War memorial, unveiled in 1920, designed and made by Clarkson and Co. of Rotherham. The grey polished grey granite memorial comprises a broken column set on a tapering plinth, itself set on two-stage square base itself set on a single-step base. The lightly incised inscription, running downwards from the lower section of the obelisk over the plinths, reads: 1914-1919/ IN GRATEFUL MEMORY OF THE MEN WHO DIED FOR THEIR COUNTRY IN THE GREAT WAR (6 names) THE PRICE OF VICTORY.

National Grid Reference: SK 65234 90754

Name / Location: SCROOBY TOP FARMHOUSE RESTAURANT, GREAT NORTH ROAD

List entry number: 1239681 Grade: II

Date first listed: 01-Feb-1967 Date of most recent amendment: 27-Nov-1984

Details: Restaurant and house, formerly a staging-post on the Great North Road. Early C18. Rendered red brick with an ashlar plinth. Hipped concrete pantile roof with 2 rendered brick gable stacks. 2.1/2 storeys 5 bays, flanked by slightly recessed 2 storey, 2 bay rendered wings with concrete pantiles to the left wing and slates to the right. Both have ashlar coped gables and single brick gable stacks. Ground floor sill and 1st floor bands extending to the flanking wings. Central doorway, panelled door with traceried fanlight, keystone and surround of attached Doric columns and entablature. Either side are 2 glazing bar sashes with keystones, with 5 similar sashes and keystones above and 5 similar, smaller, sashes on the top floor. The left wing has 2 glazing bar sashes with keystones, with 2 similar sashes above. The right wing has a single glazing bar sash with keystone, to the right is a blocked window with keystone with 2 blocked openings above, that on the left now containing a wooden slatted opening.

National Grid Reference: SK 65395 88928

Name / Location: CHURCHYARD WALL AND VILLAGE PINFOLD, CHURCH ROAD

List entry number: 1239660 Grade: II

Date first listed: 27-Nov-1984 Date of most recent amendment: Not applicable

Details: Churchyard wall, gate piers, gates and village pinfold. Dressed coursed rubble, ashlar, red brick, wrought iron and wood. Extending 95 metres around the east and north of the churchyard is a dressed coursed rubble wall with ashlar coping and some brick infill to the north side. To the east is a pair of ashlar piers with shaped coping and double wrought iron gate. The north side has a pair of small wooden piers and double wooden gate. Projecting from the north west is the dressed coursed rubble village pinfold, extending to 17 metres on its north and east sides, with a pair of wooden piers and wooden gate in the south east corner. Included for group value only.

National Grid Reference: SK 65238 90755

APPENDIX 3

NON-DESIGNATED HERITAGE ASSETS

Name	Street	Period	Details
Old George & Dragon	Low Road	Early-C19	Early-19th century former public house, now dwelling, two storeys, red brick (rendered), sl corbelling at eaves
Sheepcote House	Great North Road	1870s/80s	1870s/80s villa, two storeys, red brick with hipped slate roof, stone wedge lintels, stone cill timber joinery througohut including '2 over 2' sashes, symmetrical façade with central pedi brick chimney stacks; former coach house and stables on north side now part of house; rec significance
Pilgrim Fathers PH	Great North Road	Late-C18 with C19 & C20 alterations	Late 18th century with 19th & 20th century alterations, two storey, red brick (part rendered roof, dentilated eaves, stone-coped gables; Formerly known as the Saracen's Head.
Barn west of Pilgrim Fathers PH	Great North Road	1801-1835	Early-19th century, two storey, red brick with pantile roof, brick arched openings, ventilatio
Northfield House	Great North Road	1894	Villa, built 1894, two storeys, red brick with slate roof, stone quoins, timber '2 over 2' sashe gable, date stone in east gable (facing road) with inscription "1894"
Kirkby House	Vicarage Lane	Late-C19	Late-19th century villa, two storeys, red brick with slate roof, dentilated eaves, '2 over 2' tir elled doors, brick stacks, metal rainwater goods, stone lintels and brick arches, stone cills
The Pilgrim Oak	Great North Road	1907	Former Scrooby Council School, built 1907 (closed 1968), one and a half storeys, red brick clay ridge tiles, stone lintels, cills and mullions, timber joinery, large brick stacks with clay p
Riverside Farm	Vicarage Lane	Mid-C19	Mid-19th century farm including 2 storey farmhouse in red brick (rendered) with pantile ro brick barns, also pantile roofs, timber joinery, dentil corbelling
Croft House	Great North Road	Early-C20	Early-20th century house, two storeys, symmetrical façade, red brick with natural slate root stacks, first floor decorative string course with stone ledge, central doorway, square bays ei has '2 over 2' timber sashes
Bishopfield Lodge	Serlby Road	Mid-C19	Mid-19th century lodge, single storey, red brick (rendered) with hipped natural slate roof, s square pots, canted window bay, timber '2 over 2' sashes, timber 6-panel door with fanligh
Scrooby Top Farm	Snape Lane	c1933	Farmhouse, build c1933, two storeys, red brick, top storey with roughcast render, hipped s stone lintels and cills, original timber joinery throughout including vertical sashes with mark has stone door surround with timber panelled door and square fanlight above
Stables and barns rear of Scrooby Top House	Snape Lane	C18 & C19	18th and 19th century stables and barn range originally associated with Scrooby Top House cent; stable range is contemporary with 1780 coaching inn, built for Thomas Fisher, range of yard, two storey and single storey elements, red brick with pantile roofs, dentilated eaves, to 19th century two storey barn, also red brick and pantile

slate roof, brick gable stacks, sawtooth

cills with brackets, first floor stone band, edimented porch with fluted columns, recent additions on south side of no

red and painted) with plain clay tile

tion slits

shes throughout, brick stacks on each

timber sashes throughout, timber pan-

k with plain clay tile roof, decorative pots; associated outbuilding to rear

roof, much altered; and 2 x 2 storey red

pof, stone lintels and cills, brick gable either side with slate roofs, first floor

, single large rendered stack with ght, timber bracketed eaves

d slate roof with clay ridges, brick stacks, argin lights, main façade (facing south)

use, an 18th century coaching inn adjae of building set around a square stable s, timber joinery throughout; To west is

