

FISKERTON



An Appraisal of the Character and Appearance of the Conservation Area

Designated November 2002

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FISKERTON CONSERVATION AREA APPRAISAL

CONSERVATION AREAS

Section 69 of The *Planning (Listed Buildings and Conservation Areas) Act 1990* requires all Local Authorities to determine which parts of their areas are of special architectural or historic interest and to designate them as conservation areas. Designation requires that special regard be taken to preserve or enhance their character and appearance.

Conservation areas are places where the buildings and the spaces around them interact to form distinctly recognisable areas of quality and interest. There are many factors that contribute to the character of a conservation area:

- The historic layout of property, boundaries and thoroughfares
- A particular mix of uses
- Vistas along roads and between buildings
- Characteristic materials
- Appropriate scaling and detailing of buildings
- Quality street furniture and surface treatments
- Trees and open spaces.

This conservation area appraisal is an assessment of those features and qualities in Fiskerton, which give it its own special character. The appraisal justifies the designation of Fiskerton as a conservation area and will be used as a framework against which decisions about future development can be made.

The parish of Fiskerton also includes the hamlet of Morton, however Morton does not form part of this appraisal.

CONSERVATION AREA BOUNDARY

Fiskerton is one of a number of villages in the Trent Valley but one of the few to directly address the river. The old wharf with its public house, former maltings and moorings for boats is the focus of the river frontage. Some of the most accessible and attractive rural views of the River Trent in the District are here. It is this riverside setting that forms the basis of the conservation area.

The conservation area boundary has been drawn to include the riverside along its built frontage together with the adjoining embankment. Inland the boundary follows Main Street and includes fields that form the setting to the riverside and a buffer to the C20 development behind. A small part of the boundary extends into Rolleston Parish to include the group of trees beyond the Greet Bridge that terminates views along the embankment.

The most important features contributing to its designation as a conservation area are the river views, the built river frontage, the tightly enclosed space along Main Street and the trees and fields providing the setting for the riverside.

LOCATION AND POPULATION

The village of Fiskerton is located on the west bank of the River Trent, between the villages of Rolleston and Bleasby. It is 6 miles from Newark downstream and 12 miles from Nottingham upstream.

There is a population of 770 (2000) living within the Parish, which also includes the hamlet of Morton. It is predominantly a dormitory village with C20 expansion outside the conservation area.

ORIGINS AND DEVELOPMENT

Fiskerton has an early history and in Saxon times its name was derived from the abundance of fish in the Greet and the Trent. It was given the name "Fiscere" adding the suffix "tun", the meaning of the whole being "the farm of the fishermen. In the Domesday Book it appears as "Fiscartune" and within a few generations the "c" had given way to "k".

The manor of Fiskerton was given to Thurgarton Priory by the founder, Ralph de Ayncourt. Fiskerton was a small hamlet and highly influenced by the Monastery, so Fiskerton had no need to build a church. Those villagers of the Church of England used the church at Morton. Fiskerton only has a small Wesleyan Methodist Chapel on Gravelly Lane, which opened in 1828 and the Sunday School was added in 1888. A Mission Room was erected in 1874, at a cost of £300

An important date in the history of Fiskerton is 1487 when rebel troops seeking to overthrow Henry VII camped at Fiskerton before crossing the River Trent, to fight the last battle of the War of the Roses at East Stoke. The carnage was so great that the River Trent supposedly ran red with blood and land adjacent to the riverbank towards East Stoke is still known as Red Gutter.

The river Trent played an important part in the prosperity of Fiskerton and many other villages along the banks of the river Trent, with barges travelling downstream to Goole and Hull and upstream to Nottingham and the river became a commercial highway. The extensive river trade also led to the building of warehouses, wharves and a maltings at Fiskerton. Barley was dried in kilns in the former maltings and then was transported by barges on the Trent to the local breweries at Newark and Nottingham. In the mid 19th century Fiskerton was a fairly industrial village, it had a lace thread factory and a firm making blacking ink and stove polish. There was also a ferry across the river linking it with East Stoke.

The Inn takes its name from Lord Bromley who lived at East Stoke Hall. Apparently he wanted to hunt on both sides of the river, so he bought the pub at Fiskerton and named it the Bromley Arms.

LAYOUT

Fiskerton conservation area is predominantly linear in form following the bank of the River Trent.

Fiskerton Wharf is the central focus of the conservation area where the former warehouse/malthouse, the Bromley Arms public house and the gantries form an important group and a strong visual focal point. These features set Fiskerton apart from other villages and define it as a former working riverside community. The public house, the nearby post office and riverside access make this a busy well-visited area and the hub of the village. In this small central area houses and outbuildings are packed tightly together filling the long narrow plots between the river and Main Street. This is a dense layout creating interesting spaces and roof profiles.



To either side of the wharf there are large houses in large grounds and the contrast between the two areas is very distinct. The houses lining the riverbank are all of individual design and appearance with the more modern of them having large windows and verandas to benefit from the river views.



To the rear of the river frontage is Main Street, the main road linking the riverside villages. The road is characterised by being very enclosed through the village with buildings, walls and mature trees lining its route.



To link Main Street with the riverside and the riverside properties there are 4 pedestrian/ vehicle passageways at the Wharf, Anchordown, Trent House and Manor Cottage. They each have their own character and add to the local interest.

Behind Main Street there are fields that provide a buffer between the riverside and the C20 development behind. This separation is important to retain the strong riverside identity of the conservation area. These fields are also valuable as an open space at the centre of the built area of the village.



Trent Lane formerly provided access to the river but is now a well wooded strip of land with a newly designated footpath running through it. Plots here stretch between Trent Lane and Main Street. As is the case throughout the village, the traditional buildings are built tightly up to the street and strongly define the start of the village at this southern end.



LANDSCAPE SETTING

The wider landscape setting of Fiskerton is a flat low lying agricultural landscape characterised by a traditional pattern of hedged fields and nucleated village settlements. The Trent Valley lowlands are not generally well wooded which makes the value of trees in the landscape especially important. Fiskerton is better endowed than many of the villages in the area with superb mature trees contributing greatly to the character of the area.

The river plays a prominent role in the setting of the village and is the most important landscape feature. The original settlement of Fiskerton takes a linear form on the west bank of the River Trent. The approach from the north east from Rolleston is particularly important as the road runs parallel to the river before entering the village where mature trees on both sides of the road create a gateway entrance which is accentuated by the high boundary walls on the south side of the road. This sense of enclosure contrasts with the open character of the surrounding fields in the vicinity and the river.



Open fields surround the village and the fields within the village provide a good buffer between the original village and the C20 development.

ARCHAEOLOGICAL SIGNIFICANCE

There are no Scheduled Ancient Monuments within the conservation area. There are a number of sites recorded on the Sites and Monuments Record held by Nottingham County Council, which are located in the field to the south of Trent Lane and the fields to the north of Marlock Close. These sites are not within the conservation area and are not of enough significance to justify inclusion within the conservation area. Across the river, to the west of East Stoke is the battlefield of Stoke Field where the last battle of the War of the Roses was fought in 1487. This site is included in the English Heritage Battlefields Register.

ARCHITECTURAL AND HISTORIC QUALITY OF THE BUILDINGS

Fiskerton has no strong building form and no style that can be said to be typical. There is a mixture of buildings both in age and style and a variety of building materials and detail.

The predominant building material is brick although several buildings are rendered or painted including significant buildings like the listed Bromley Arms Public House. Roofing materials are either slate or pantile with the larger buildings such as Trent House being slate. With such a range of styles and building materials, there are no two buildings or groups of buildings that are alike and this mixture is a significant part of the character of the conservation area.



Scale is more distinctive with those houses along the river frontage being large in large grounds in contrast to those away from the river, which are smaller and more tightly packed.

Brick walls are significant in the conservation area and they are particularly evident on Main Street. Here along with the thick belt of mature trees on the opposite side of the road, they contribute to a strong sense of enclosure. They tend to be high, around 2m, with brick copings and narrow openings to accommodate driveways.



On the riverside a modern floodwall has been erected to enclose the riverside properties and their existing brick walls. It is constructed in stone with stone copings and has enclosed steps to allow access from the riverside path. Although the wall is a modern construction it adds character to the conservation area.

LISTED BUILDINGS AND OTHER BUILDINGS OF ARCHITECTURAL AND TOWNSCAPE INTEREST (refer to Appendix 1 and Plan 1)

Listed Buildings

There are five listed buildings within the village of Fiskerton (November 2002) and all are located within the conservation area. They are *Trent House*, *Rose Cottage*, *Kelham Farmhouse*, *Eagle House* and *Anchor Down* and the *Bromley Arms public house*.

A listed building is one recognised by the government as being of special architectural or historic interest, as specified by the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Listing is made at three levels of importance Grade I, the most important, Grade II* and Grade II. Listed building consent is required before any

alterations, extensions or demolitions can be made to a listed building which might affect its character.

All the listed buildings in Fiskerton are grade II.

Unlisted Buildings of Local Interest

There are also buildings within the conservation area that are considered to make a contribution to its character that are not listed. These comprise mainly the historic, vernacular buildings although modern properties on the river frontage are also included.

Of special importance to local character are the gantries at the Wharf alongside the former warehouse and the Bromley Arms. They reflect the previous working nature of the river frontage and make a strong visual contribution to the conservation area. In the same way the former warehouse/malthouse is also important.



Walls are also significant particularly along Main Street where they add to the strong sense of enclosure.

All the listed buildings and the locally important buildings are in a schedule at Appendix 1 and on Plan 1.

THE RIVER, OPEN SPACE AND THE CONTRIBUTION OF TREES AND HEDGES (Refer to Plan 2)

Townscape quality is the key element of the special character and appearance of conservation areas. Whilst the buildings and high boundary walls contribute significantly to the character of Fiskerton, it is the combination of these and the mature trees and river that provide the village with a real sense of place and a very special character and appearance.

Fiskerton has a strong relationship with its setting adjacent to the river and this is an important feature of the character and appearance of the area. The river itself is an open area, which allows uninterrupted long distance views in both directions and towards the opposite bank, which is also open and undeveloped. It also provides a stunning setting for the riverside buildings and trees.



There are two further important areas of open space, Park Field to the north of Main Street at the entrance to the village and the fields south west of Station Road and in

the middle of the village. Public footpaths traverse both these areas so that they are very much in the public realm.

- The field to the north of Main Street known as Park Field, has a parkland character with individual trees of lime and horse chestnut within it. This is an important area of open land, which also provides the significant line of mature trees at the entrance to the village. Along the roadside boundary there is horse chestnut, beech, pine, sycamore and lime trees with an under-storey of mainly holly and hawthorn.



- The open land to the south west of Station Road is important in that it separates the newer properties to the north from the original buildings of Fiskerton whilst providing a footpath link to the shop, public house and river. Hedgerows divide this open area with mainly orchard trees in the northern field and some garden ornamentals in the vicinity of Cottage Farm. Apart from the hedgerow trees of sycamore and lime, there is a bold group of mainly ash and lime that overhangs Main Street to meet the formal planting of Fiskerton House and Rose Cottage. Here acacia, cedar, copper beech, yew and pine reflect the period of the properties.



The rich variety and impressive mature trees in Fiskerton are a very special feature of the character and appearance of the conservation area. The species of trees are many and varied but mainly fall into two groups, garden planting and native species.

The more significant garden planting reflects the age of the property with substantial gardens having a variety of trees common to the Victorian/Edwardian era. Such planting includes quite a high proportion of evergreens such as cedar, yew and holly along with some redwood and pine as well as deciduous trees like acacia and copper beech, which are also synonymous with planting at the turn of the century.



The native species are mainly ash, beech, horse chestnut and lime with some sycamore and regenerating elm. They are found lining the roads, bordering the open areas and forming a substantial belt along Trent Lane.

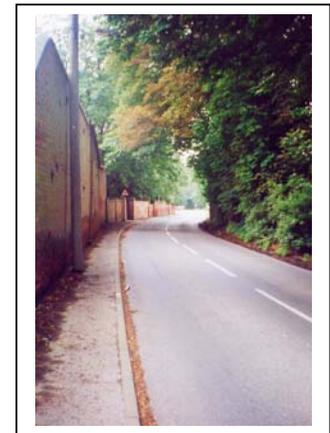
The main groups of trees are described below:

A strong group of trees marks the start of the Conservation Area from the northern approach with planting around the riverside property known as The Old Wharf. The cluster consists mainly of ash with willow, laurel and holly. This area is in Rolleston Parish.



Another block of trees (this time horse chestnut) grows in the triangle of land near the riverside car park as one enters Fiskerton from the north. Together with the line of trees on the other side of the road they create a green gateway to the village.

A journey along this end of Main Street is an experience of light and shade created by the canopies of overhanging trees on either side of the road and the brick walls and buildings which abut the back edge of the pavement. The result is at times to close in the vista resulting in a tunnel effect, and then open it out again to let the sunlight in. In this way trees make a particularly strong impression on the street scene.



The Station Road boundary of the south westerly open space has a thick copse of regenerating elm while on the other side of the road, mainly lime and horse chestnut (with copper beech, pine and sycamore) form another significant belt of trees in the frontages of the properties along here.

Another important line of trees along Main Street is towards the southern end of the village where there is a stretch of mainly lime trees at Ebenezer House.

Apart from the splendid sycamore tree, which overhangs the road at Trent Court, trees are generally clustered in gardens and, although valuable, tend to have less visual impact. There is for example, a group of ash, birch and poplars at California Cottages and The Red House as well as a weeping willow on this corner. The willow tree and the adjacent young beech provide important greenery at this point, the beech having potential to become a significant tree of the future.

Although the western approach into Fiskerton is less well treed, there is a lime tree that stands on the north side of the road, which is important because it marks the entrance to the conservation area. There has also been some useful tree planting along this field, which will in time, further enhance this entry.



On the southern side of the road is the start of another important belt of trees, which runs along the line of Trent Lane. Here mature ash trees grow at intervals in the hedgerow which bounds the small pasture inside the flood barrier. There has been

some more recently planted ash within this belt, which helps to preserve and strengthen the feature. Some quite substantial field maple has developed along here and crab apple is also evident amid the regenerating elm. A fine cedar can be glimpsed in an adjacent garden.

A description of the trees and open spaces of Fiskerton would not be complete without mention of trees seen from the Trent Valley Way where there are a number of notable species in the gardens north of The Bromley Arms which enhance this riverside walk. There is a characterful pine at Fiskerton House and a significant plane tree at Fiskerton Manor which has had room to develop a good all-round canopy and as one progresses along the bank, lime, horse chestnut, acacia, walnut, birch and willow pear are part of the mainly ornamental planting in the gardens which border the bank. At the entrance to the walkway from the car park is a young weeping willow, which overhangs the path in an inviting manner.



Conservation Area status imparts a measure of protection to the many trees which grace these surroundings but in order to maintain a viable stock for the future, prudent management as well as new planting is also important. It is therefore commendable that young trees have been planted in appropriate locations in the Conservation Area such as the line of birch trees between Trent House and The Coach House, which will grow to enhance the walk through to the river.

APPENDIX 1

LISTED BUILDINGS

Location	Building	Grade
Main Street	Trent House	II
	Rose Cottage	II
	Kelham Farmhouse	II
Trent Side	Eagle House & Anchor Down	II
	Bromley Arms Public House	II

N.B. Buildings and features such as boundary walls within the curtilage of listed buildings are also regarded as being listed.

UNLISTED BUILDINGS OF LOCAL INTEREST

Location	Building
Main Street	Homestead Cottage
	The Homestead
	Kelham Barn
	Ebenezer House
	California Cottages
	Old Malt Cottage
	Trent Court
	Post Office
	Barn opposite the Bromley Arms
	Trent Valley House
	The White House
	The chapel adjacent to Rose Cottage
	The Stables & Boundary Wall
	Trent Side
The Old Maltings	
Trent Farm House	
Former Warehouse & Gantry	
Fiskerton House & Boundary Wall	
The Coach House & Boundary Wall	
Manor Cottage & Boundary Wall	
Fiskerton Manor, Garden Building & Boundary Wall	
Orchard House & Boundary Wall	
Riverlyn House & Boundary Wall	
Station Road	Flood Wall
	Cottage Farm
	The Chestnuts
	Field Barn (see plan)

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