

1.0 Introduction

This supporting paper has been prepared for the purposes of, and to accompany, the draft Epperstone Parish Neighbourhood Plan. It explains the background to the identification of the Epperstone Character Buildings, Walls and Structures of Local Heritage Interest in the Epperstone Parish Neighbourhood Plan and the methodology used. It takes account of the responses received during pre-submission consultation on the draft Neighbourhood Plan.

2.0 Policy Context

The National Planning Policy Framework (NPPF)¹ sets out the Government's planning policies for England and how these are expected to be applied.

Chapter 16 (section 184-202) of the NPPF covers all aspects of the historic environment. Section 184 makes the Government's position on heritage very clear, stating "*Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*".

It also introduces the concept of non-designated heritage assets. A non-designated heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance, but which is not afforded statutory protection through Listed Building, Scheduled Monument etc. status; as section 197 of the NPPF states, "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".

The importance of protecting and enhancing non-designated heritage assets is recognised and supported through local planning policies. The Newark and Sherwood Core Strategy (Adopted March 2011)², highlights, "*Newark and Sherwood's outstanding heritage contributes to providing an historic environment with its own distinctive identity. Central to this are the District's historic assets*". The supporting Policy CS14 Historic Environment, supports the protection of buildings of local heritage value, stating, "*Newark and Sherwood has a rich and distinctive historic environment and the District Council will work with partners and others in order to secure: The continued preservation and enhancement of the character, appearance and setting of the District's heritage assets and historical environment, including.....Listed Buildings and buildings of local heritage value*". The approach is underlined in the Newark & Sherwood Local Development Framework: Allocations & Development Management Development Plan

¹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

² [http://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/Adopted%20Core%20Strategy%20\(Low%20Res\).pdf](http://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/Adopted%20Core%20Strategy%20(Low%20Res).pdf)

Document (adopted July 2013)³, paragraph 7.61 of which states “*The District contains many designated and non designated heritage assets that combine to form a rich and distinctive historic environment. Core Policy 14 sets out the strategic aims for protecting, preserving and enhancing these and this policy will be used to achieve those aims through the assessment of individual proposals*”.

3.0 Criteria for the identification of Epperstone Character Buildings, Walls and Structures of Local Heritage Interest.

The process for identifying and satisfying the criteria to ensure that any buildings or structures were of sufficient quality to be identified as an Epperstone Character Building, Site and Wall of Local Heritage Interest was based on guidance developed by Historic England in its publication ‘Local Heritage Listing’⁴. This was purposefully undertaken to ensure a consistent approach, and that it was based on good practice.

4.0 The process for identifying Epperstone Local Character Buildings, Walls and Structures of Local Heritage Interest.

The following steps were undertaken to identify the proposed Local Character Buildings, Walls and Structures of Heritage Interest in the Neighbourhood Plan.

- Historic environmental records, for example, that are contained on the HeritageGateway database (see <http://www.heritagegateway.org.uk/gateway>).
- Specialised reports and studies, primarily the Epperstone Conservation Area Appraisal¹, which specifically identified that “*That there is a wealth of variety and interest provided by unlisted buildings in the village*”, as well as the authoritative publication by James Gunn, *A History of Epperstone*.
- Other specialist knowledge including that from the District Council’s Conservation Team.
- Local knowledge.
- Findings from consultation.

Through this process, a list of potential assets was developed.

The proposed assets were then assessed and ‘tested’ for their appropriateness for designation through the plan preparation process. In particular, the proposed buildings, walls and structures were ‘tested’ and revised during the consultation on the draft Neighbourhood Plan. Key milestones were when the proposed sites were set out for comment at the drop-in events held in July 2016, July 2017 and 2018 and the formal consultation on the draft Plan undertaken in 2017 and the revised draft in 2018/2019.


Steps were taken to inform known land owners about proposals to designate any of their land as LGS as part of this consultation. This included formally notifying them of the proposal as part of the formal consultation on the draft Plan in December 2018/January 2019. This was in addition to more general consultation promotion activities undertaken at that time.

³ <http://www.newark-sherwooddc.gov.uk/adm/>

⁴ <https://content.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing.pdf/>

5.0 Epperstone Character Buildings, Walls and Structures of Local Heritage Interest – Assessment Forms

The following section details how each building, wall or site meets the criteria. An indicative photo is also provided. A map showing their location can be found on the Parish Council website at <http://www.epperstoneparishcouncil.uk/community/epperstone-parish-council-13819/neighbourhood-plan/>.

Reference	1	
Name of Asset	Epperstone House	
Location	Main Street, Epperstone.	
		
How it meets the criteria		
Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics	It is understood to be built in the 1830's.
Rarity	Appropriate for all assets, as judged against local characteristics,	It is thought to be one of the oldest buildings in Epperstone.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	It is a prominent and fine building in the centre of the village. It is a two storey double fronted house containing two bay fronted windows and an entrance porch with columns and portico. It has retained many of its original features.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of	It is considered that there is some potential. It is built upon the site of a much older building - Odingsell's Manor.

	buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	While it is essentially a stand alone building, it is important to the character of Epperstone Conservation Area, which it forms a part of.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes. It is listed in the Nottinghamshire HER. It is also identified as Unlisted Building of Local Interest' in the Epperstone Conservation Area Appraisal and detailed in James Gunn's 'A History of Epperstone'.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	This is not considered to be especially relevant.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	This is not considered to be especially relevant.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	It is a prominent building on Main street and in the centre of the village.
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place.	It has been identified by the community as of special value.

Reference	2
Name of Asset	The Old School.
Location	Main Street, Epperstone



How it meets the criteria

Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	It is over one hundred years old. It was built in 1855.
Rarity	Appropriate for all assets, as judged against local characteristics.	One of the older buildings in the Parish, it was for many decades the only school in the Parish.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	It is of pleasant design. The ornate ridge tiles and stone dressings around the windows add to its interest.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence	This is not considered to be especially relevant.

	about the substance and evolution of places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	While it is essentially a stand alone building, it is important to the character of Epperstone Conservation Area, which it forms an integral part of.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes. It is listed in the Nottinghamshire HER. It is also identified as Unlisted Building of Local Interest' in the Epperstone Conservation Area Appraisal and highlighted in James Gunn's publication 'A History of Epperstone'.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	It was the village school until 1985 when it was converted into a house.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	This is not considered to be especially relevant.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	Its use as the village school for over a century provides a strong physical and historic association to the development of Epperstone. Its slightly elevated position along Main Street makes it prominent in the street scene, especially when you enter the village from the west.
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place.	It has a strong association with the social and educational development of the Parish. Many residents still remember being taught at the school.

Reference	3	
Name of Asset	The Old Methodist Church (formerly the Wesleyan Methodist Chapel).	
Location	Located off Chapel Lane, Epperstone.	
		
How it meets the criteria		
Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	Understood to be built in 1851.
Rarity	Appropriate for all assets, as judged against local characteristics.	At over 150 years, it is one of the older buildings in the Parish.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	Of pleasant design, primarily brick with slate roof. It retains much of its original features and design.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of	This is not considered to be especially relevant.

	buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	While it is essentially a stand alone building, it is important to the character of Epperstone Conservation Area, which it forms an integral part of.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes. It is listed in the Nottinghamshire HER. It is also identified as Unlisted Building of Local Interest' in the Epperstone Conservation Area Appraisal and highlighted in James Gunn's publication 'A History of Epperstone'.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	The building contributes to the historical and social development of the Parish through its former use as a Chapel. It has been converted into residential use.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	This is not considered to be especially relevant.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	This is not considered to be especially relevant.
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place.	It underlines and symbolises the importance of churches and religion to the physical, social and historic development of Epperstone.

Reference	4
Name of Asset	Dovecote at Grove Farm.
Location	On the corner of Main Street and Lowdham Road, part of Grove Farm, Epperstone.



How it meets the criteria		
Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	Thought to be built in the 18th Century.
Rarity	Appropriate for all assets, as judged against local characteristics.	It is understood to be a rare example of a dovecote. Nationally, the very first dovecotes appear in the Middle Ages and were used to keep pigeons – an important source of meat, especially in the winter months.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	Yes, of pleasant and interesting design. It retains much of its original design and detailing. It is important to the character and townscape of the village.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with	This is not considered to be especially relevant.

	archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	It forms part of Grove Farm, which is of some historical and architectural interest. It is important to the character of Epperstone Conservation Area, which it forms part of.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes, this and the wider Grove Farm are identified in the Nottinghamshire HER. It is also identified as Unlisted Building of Local Interest' in the Epperstone Conservation Area Appraisal and highlighted in James Gunn's publication 'A History of Epperstone'.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	This is not considered to be especially relevant.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	This is not considered to be especially relevant.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	Its prominent location in the centre of the village, together with its size and its strong association with the history and development of the Parish, underlines its landmark status.
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place.	It is a very physical reminder of the agricultural origins of Epperstone.

Reference	5
Name of Asset	Boundary walls to the north of Main Street from junction with Hagg Lane to the Cross Keys Public House.
Location	To the north of Main Street from the junction with Hagg Lane to the Cross Keys, Epperstone.



How it meets the criteria		
Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	Thought to have originally been built in the 18 th Century.
Rarity	Appropriate for all assets, as judged against local characteristics.	One of the older structures in the village.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	Yes, of pleasant and interesting design. Primarily brick with stone copings. It is an especially fine example of a boundary wall in Epperstone. An integral part of Epperstone Conservation Area, it is important to the character and townscape of the village.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be	This is not considered to be especially relevant.

	revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	Yes, boundary walls are an important and distinctive feature of Epperstone. As the Epperstone Conservation Area Appraisal states, " <i>The boundary walls must be noted as unlisted structures, which contribute significantly to the character and appearance of the conservation</i> ". This is considered to be a particularly fine and impressive example of a local boundary wall as highlighted through community consultation and studies such as the Epperstone Conservation Area Appraisal, which specifically states, " <i>significantly important along Main Street where they add to a strong sense of enclosure.</i> "
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes, walls are identified as Unlisted Building of Local Interest' in the Epperstone Conservation Area Appraisal.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	This is not considered to be especially relevant.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of importance to local communities for their current use.	This is not considered to be especially relevant.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	By its size, length, prominent location and fine design, it is a key element in the street scene.

Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place.	It important to the character and Epperstone’s distinctive sense of place and identity.
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Reference	6
Name of Asset	Boundary walls to the south of Main Street from junction with Lowdham Road to Toad Lane.
Location	To the south of Main Street from the junction with Lowdham Road to Toad Lane, Epperstone.



How it meets the criteria		
Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	Thought to be 18 th Century in origin.
Rarity	Appropriate for all assets, as judged against local characteristics.	One of the older structures in the village.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	Yes, of pleasant and interesting design. Brick and stone with mainly stone copings. An integral part of Epperstone Conservation Area and the village. Important to the character and the street scene.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried	This is not considered to be especially relevant.

	remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	Yes, boundary walls are an important and distinctive feature of Epperstone. As the Epperstone Conservation Area Appraisal states, “ <i>The boundary walls must be noted as unlisted structures, which contribute significantly to the character and appearance of the conservation</i> ”. These are considered to a particularly fine and impressive example of a local boundary wall as highlighted through community consultation and studies such as the Epperstone Conservation Area Appraisal which states, “ <i>Boundary walls are prominent especially along the main street east to west and Bland Lane</i> ”.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes, walls are identified as Unlisted Building of Local Interest’ in the Epperstone Conservation Area Appraisal.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	This is not considered to be especially relevant.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	This is not considered to be especially relevant.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	This is not considered to be especially relevant.

Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place.	It is important to the character as well as Epperstone’s history, distinctive sense of place and identity.
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Reference	7
Name of Asset	Churchyard Retaining Wall.
Location	Main Street, Epperstone.



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How it meets the Criteria		
Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	This is uncertain but certainly of some age.
Rarity	Appropriate for all assets, as judged against local characteristics.	One of the older structures in the village. Associated with Holy Cross Church, a 13 th Century Grade 1 Listed Building. It is uncertain if the walls themselves are protected through the Listing.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	Yes, of pleasant and interesting design. Primarily brick with stone copings. It is important to the townscape and character of the Village, Epperstone Conservation Area.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.	This is not considered to be especially relevant.
Group Value	Groupings of assets with a clear visual, design or historic relationship.	Yes, boundary walls are an important and distinctive feature of Epperstone. As the Conservation Area Appraisal states, “ <i>The boundary walls must be noted as unlisted structures, which contribute significantly to the character and appearance of the conservation</i> ”. This is considered to a particularly fine and impressive example of a local boundary wall as highlighted through community consultation and studies such as the Epperstone Conservation Area Appraisal, which specifically states, “ <i>Boundary walls are prominent especially along the main street east to west and Bland Lane</i> ”.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant	Yes, walls are identified as Unlisted Building of Local

	contemporary or historic written record.	Interest' in the Epperstone Conservation Area Appraisal.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	This is not considered to be especially relevant.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	This is not considered to be especially relevant.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	By its considerable size (one of the largest structures in the parish) and prominent location, it defines the centre of the village, and is of historical and aesthetic value. It helps to frame the village and provide a strong linear feel to the village street. Its dominant size means that it can't be missed.
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place.	It is important to the character as well as Epperstone's history, distinctive sense of place and identity. It includes two war memorials, which are a physical reminder of the role Epperstone played in the First and Second World Wars and other armed conflicts. It is the focal point of the annual Remembrance Day services that take place in the village.

Reference	8
Name of Asset	The wall surrounding 'The Manor' both on Main Street and Chapel Lane.
Location	Off Main Street and Chapel Lane, Epperstone.




How it meets the criteria

Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	Thought to be 18 th Century in origin.
Rarity	Appropriate for all assets, as judged against local characteristics,	One of the older structures in the village.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	Yes, of pleasant and interesting design. Brick with mainly stone copings. Important to the character and street scene. It is important to the character of the village and Epperstone Conservation Area.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade	This is not considered to be especially relevant.


	landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	Yes, boundary walls are an important and distinctive feature of Epperstone. As the Conservation Area Appraisal states, " <i>The boundary walls must be noted as unlisted structures, which contribute significantly to the character and appearance of the conservation</i> ". This is considered to be a particularly fine and impressive example of a local boundary wall as highlighted through community consultation and studies such as the Epperstone Conservation Area Appraisal, which states, " <i>the wall to The Manor is extremely important and frames the view to the west and leads the eye towards the equally important roadside boundary wall to Epperstone Manor.</i> "
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes, walls are identified as Unlisted Building of Local Interest' in the Epperstone Conservation Area Appraisal.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	This is not considered to be especially relevant.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	This is not considered to be especially relevant.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	By its size, prominent location and fine design, it is a key element in the street scene.

Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place.	It is important to the character as well as Epperstone’s history, distinctive sense of place and identity.
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Reference	9	
Name of Asset	The stone walls bordering Epperstone House on Main Street and Bland Lane.	
Location	Off Main Street and Bland Lane, Epperstone.	
		
How it meets the criteria		
Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	Thought to be 18 th Century in origin.
Rarity	Appropriate for all assets, as judged against local characteristics.	One of the older structures in the village.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	Yes, of pleasant and interesting design. It is mainly of brick and stone construction, with stone copings.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with	This is not considered to be especially relevant.


	archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	Yes, boundary walls are an important and distinctive feature of Epperstone. As the Conservation Area Appraisal states, " <i>The boundary walls must be noted as unlisted structures, which contribute significantly to the character and appearance of the conservation</i> ". These are considered to be particularly fine and impressive examples as highlighted through community consultation and studies such as the Epperstone Conservation Area Appraisal, which specifically highlights, " <i>Boundary walls are prominent especially along main street east to west and Bland Lane</i> ".
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes, walls are identified as Unlisted Building of Local Interest' in the Epperstone Conservation Area Appraisal.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	This is not considered to be especially relevant.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	This is not considered to be especially relevant.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	By its size, length, prominent location and fine design it is a key element in the street scene, and the wider Conservation Area.

Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place.	It is important to the character as well as Epperstone’s history, distinctive sense of place and identity.
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Reference	10	
Name of Asset	Boundary wall to Orchard Cottages Chapel Lane.	
Location	Chapel Lane, Epperstone.	
		
How it meets the criteria		
Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	The precise date is unknown. Orchard Cottages are understood to have been built in the 18 th Century
Rarity	Appropriate for all assets, as judged against local characteristics.	This is not considered to be especially relevant.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	Yes, of pleasant and interesting design. Primarily stone with stone copings. It is within the Conservation Area.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of	This is not considered to be especially relevant.

	places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	Yes, boundary walls are an important and distinctive feature of Epperstone. As the Epperstone Conservation Area Appraisal States, <i>“The boundary walls must be noted as unlisted structures, which contribute significantly to the character and appearance of the conservation”</i> . This is considered to be a particularly fine and impressive example as highlighted through community consultation and studies such as the Epperstone Conservation Area Appraisal, which specifically states, <i>“Chapel Lane has a very informal feel borne mainly from the degree of enclosure provided almost along its entire length by mature hedges and a variety of brick and stone walls on the lane side framing the view”</i> .
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes, walls are identified as Unlisted Building of Local Interest’ in the Epperstone Conservation Area Appraisal.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	This is not considered to be especially relevant.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	This is not considered to be especially relevant.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	By its length, age and the fact that it frames the whole view along that side of Chapel Lane.


Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place.	It is important to the character as well as Epperstone’s history, distinctive sense of place and identity.
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Reference	11	
Name of Asset	Wash Bridge	
Location	Off Lowdham Road, Epperstone.	
		
How it meets the criteria		
Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	Understood to be built in 1838.
Rarity	Appropriate for all assets, as judged against local characteristics.	One of the older buildings in the Parish. A rare example of stone 'wash' bridge, locally and nationally.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	It is of pleasant and interesting design. It comprises a single span mainly of stone.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the	While it is thought to be built on the site of a former bridge, the indications are that no structural remains of the early are identifiable.

	primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	It is a stand-alone building.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes, it is identified in the Nottinghamshire HER, and mentioned in James Gunn's publication 'A History of Epperstone'.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	Above the keystone is the name 'J. Barnard'. A further matter of historic interest is that it was a traditional site for 'sheep washing' in the local area. It is understood that it was used for the purpose up to the 1940s.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	While it is set with an attractive landscape, this is not considered to be especially relevant to its identification.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	Yes, it is an important "gateway" building to the entrance to the village from the south, of considerable age and aesthetic value as well as of some historic interest.
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place.	Yes, its prominent location and traditional use for sheep washing purposes are important to the identity and distinctiveness of Epperstone. It is important to the social, physical and historic development of the Parish. The Bridge would have improved access to the village.

Reference	12	
Name of Asset	Rifle Range	
Location	Off Gonalstone Lane, Epperstone.	
		
How it meets the criteria		
Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	It was first understood to be used as a rifle range in 1860.
Rarity	Appropriate for all assets, as judged against local characteristics.	Understood to be one of the oldest surviving rifle ranges. It is not the type of asset that you would typically associate with a small rural village such as Epperstone.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	It is considered to be of more historical value than from a design perspective. The site is mainly open in nature with a few buildings of more modern design and construction.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the	It is not considered to be of significant archaeological interest.

	structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	Stand alone structure.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes, it is listed in the Nottinghamshire HER, and mentioned in James Gunn's publication 'A History of Epperstone'.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.	The asset has had a strong and prominent association with the distinctive history of the Parish. Its origins stem from a local response in the 1800s to threats of invasion by France under Napoleon III, when a small volunteer force of about 60 was raised, which eventually became part of the 8 th Battalion of the Sherwood Foresters. Over half (36 named individuals) were drawn from the Parish. The company paraded and drilled for many years, and built this rifle range, which is still in use by the local rifle club and the police. It was used for cannon testing during the Crimean War.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	While set with an attractive landscape, this is not considered to be especially relevant here.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	This is not considered to be especially relevant.
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place.	It has been long associated with, and provides a strong link to, the history and identity of the Parish. The names of the original members of the volunteer force from the village are a roll call of old Epperstone names.

Reference	12	
Name of Asset	Old School House, Toad Lane (1, 2 & 3 Sunny Row)	
Location	Toad Lane, Epperstone	
		
How it meets the criteria		
Criterion	Description	Notes
Age	The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics.	Originally three cottages (and now one 'Sunny Row'), it was possibly built in 1756.
Rarity	Appropriate for all assets, as judged against local characteristics.	It is understood to be one of the oldest buildings in the Parish. A dovecote was found under its roof.
Aesthetic Value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.	Two storey building with single storey building to the side. It is primarily of brick construction, with slate roof. It is of pleasing design, using, it is understood, local materials.
Archaeological interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with	It is not considered to be of significant archaeological interest.

	archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.	
Group Value	Groupings of assets with a clear visual, design or historic relationship.	While it is primarily a stand alone building, it makes an important contribution to the special and attractive built character of the village. It is within the Conservation Area.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.	Yes, it is identified in the Nottinghamshire HER, and mentioned in James Gunn's publication A History of Epperstone.
Historic Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures	It was formerly the school master's house for the village.
Designed landscapes	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.	Not considered to be relevant.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	Not considered to be relevant.
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the "collective memory" of a place.	It is a well-known and recognised heritage asset in the Parish.

ⁱ <http://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/20161214-001epperstone.pdf>