This document contains background and information on the Edwinstowe Conservation Area review and a consultation questionnaire which seeks views and opinions on the existing special character of the area. Observations are also sought on issues and problems within the Conservation Area, and whether the boundary should be amended.
Document details

**Title:** Edwinstowe Conservation Area Review; Consultation document August 2019

**Summary:** This document provides service users with information on the review of the Edwinstowe Conservation Area

**Consultation:** Public engagement was undertaken with the local community in 2018. Edwinstowe Parish Council was also consulted prior to the publication of this document.

**Approved:** It is anticipated that this document will support a resolution to amend the Conservation Area boundary and adopt an Appraisal and Management Plan by Newark & Sherwood District Council Economic Development Committee in November 2019.

**Document availability:**

Copies of this document are available via Newark & Sherwood District Council Planning Development and on the Council’s website:

https://www.newark-sherwooddc.gov.uk
Edwinstowe Conservation Area Review

CONSULTATION DOCUMENT

INTRODUCTION | ONE

The first Conservation Area (CA) was designated in 1967 under the Civic Amenities Act and there are now over 9,000 in England. They are designated for their special architectural and historic interest.

Edwinstowe CA was first designated in 1970. The Council has a legal duty to review existing CAs from time to time in accordance with planning legislation. There is currently no formal Appraisal document for Edwinstowe CA, and the area was last formally reviewed in 1989.

The special interest of areas designated many years ago may now be so eroded by piecemeal change or by single examples of poorly designed development that parts of the area may no longer have special interest. In such cases, boundary revisions will be needed to exclude them or, in exceptional circumstances, reconsideration of the CA designation as a whole. Conversely, the existing boundary may have been drawn too tightly, omitting areas now considered of special interest such as historic rear plots with archaeological potential, later phases of development (such as more recent housing), or parks, cemeteries and historic green spaces. In such cases the existing boundary may need to be extended.

A separate ‘questionnaire document’ which asks questions about this consultation document is available:

- Newark and Sherwood District Council offices at Castle House, Newark;
- Edwinstowe Library, High Street;
- Edwinstowe Parish Council Offices, Village Hall, Mansfield Road; and
- Online at https://www.newark-sherwooddc.gov.uk/planning/heritageconservation/conservationareas/

This can be filled in by hand or electronically and returned to any of the above addresses, as well as at: conservation@nsdc.info
WHAT IS SPECIAL ABOUT EDWINSTOWE CONSERVATION AREA? | TWO

Edwinstowe is an important medieval settlement associated with Sherwood Forest. The CA encompasses the historic core of the village.

**SUMMARY OF SIGNIFICANCE**

Edwinstowe and its Conservation Area are significant for: its early and rich Medieval history including remnants of medieval village plan form and impressive church; its legacy of properties associated with C18 and C19 farming practices; its evidence of Ducal and aristocratic influence in the form of country houses, historic village facilities and water meadow engineering works; being a historic and current tourist destination in association with Sherwood Forest and Robin hood; and its legacy of C19 railway architecture.

**HISTORIC CONTEXT**

Edwinstowe is popularly associated with the medieval outlaw Robin Hood. In the context of impressive ducal estate woodland and the romantic movement of the nineteenth century, there is no doubt that Edwinstowe is an important tourist destination.

The physical form and layout of the place reveals how these lands were settled, cultivated and developed. Long before the reign of William the Conqueror, Edwinstowe originated as an Anglo-Saxon settlement. Edwinstowe sits approximately central to the Sherwood Sandstone region; a dry sandy soil which gives rise to an undulating heathland of gorse, heather, bracken, birch and oak. In such a porous environment river courses are few and narrow but were enough to encourage the direction of early medieval cultivation. Compared to the neighbouring clay soils of the Trent Valley, the Sherwood Sandstone region included uplands with scattered farmsteads and sparse settlements.

The form of Edwinstowe’s parish boundary indicates that it was a large parish centred upon the River Maun and bounded by wood and heathland. Cutting through the parish was an east–west route following the course of the flood plain on the southern side of the river. Crossing through this was a south–north route connecting a ford over the River Maun with a forked pathway into the woods of Birkland and Bilhaugh. It is here, on the high
ground above the meadows, where the principal Anglo-Saxon settlement was concentrated.

Place-name evidence suggests that Edwinstowe may have been one of the oldest place-names within the Sherwood Sandstone region. Here, most place-names suggest either secondary settlements of the eighth century (with elements such as field, ford, wood, ley), or Danish Viking names (by, thorpe, kirk), which can only post-date the migrations of the ninth century. There are few Anglo-Saxon ton names, which may have originated around the same time as Edwinstowe in the seventh century.

What is also unique about Edwinstowe’s place-name is that it might be possible to date the foundation of the settlement with the death of an early Anglo-Saxon king, noting that some assert that the battle of Hatfield between Edwin and Penda took place in Hatfield, Nottinghamshire (possibly connected with the mass burial pits nearby at Cuckney). These heathlands therefore might have marked an important victory for Mercia over Northumbria, in what was probably a borderland territory between the two kingdoms. The place-name Edwinstowe means ‘King Edwin’s Holy Place’, denoting where his body lay after the battle of Hatfield. Could this have been at St Mary’s Church, which sits on a raised earthen bank, typical of Anglo-Saxon sites?

By the time the Domesday book was produced, Edwinstowe appears to have been dwarfed by other neighbours situated on the fringes of the Sherwood Sandstone region, including Worksop and Mansfield for example. Yet Edwinstowe appears to have retained a religious importance in the central Sandstone uplands: as a minster church to the surrounding villages of Clipstone, Carburton, Perlethorpe, Budby, Thoresby, Ollerton and Wellow. Pevsner described medieval Edwinstowe as “the central and most important settlement in Sherwood Forest”. This is reflected in the relative scale and quality of Edwinstowe St Mary’s which was rebuilt in white Mansfield Limestone during the twelfth and thirteenth century, indicating a period of agricultural prosperity and population growth for the village.

The church was also built with funds donated by the Crown, possibly as a public relations exercise to ease discontent over the Forest Laws and the murder of Thomas Becket. By this point Edwinstowe had experienced a century of this legal code which restricted the cultivation of Sherwood Forest with severe punishments. These laws were first imposed by William the Conquerer as a means of subjugation, preserving game and maintaining rent values. During the later medieval period, Edwinstowe became one of five courts which met regularly to administer the Forest Laws, the others being at Nottingham, Mansfield, Linby and Calverton. The Forest Laws were unpopular and poaching was common. These were
the social conditions which created the ballads of Robin Hood, first recorded in the late fourteenth century poem Piers Plowman. In the words of the historian M.W. Barley, “there was no real ‘Robin’, but there was a Robin in every poacher and outlaw”.

Further constraints on establishing settlements in Sherwood Forest were placed by the foundation of monastic estates at Newstead, Rufford, Welbeck and Worksop. At least three Sherwood villages (Rufford, Cratley and Winkerfield) disappeared because of monastic clearances in the Middle Ages. Others struggled to survive the Black Death (Grimston, Thoresby, Normanton, Clumber, Carburton, Gledthorpe, Clowne, Milnthorpe) and may have been severely diminished prior to the aristocratic clearances of the Early Modern period. Edwinstowe was a growing village during the late-medieval period and like neighbouring Wellow, it is likely to have attracted displaced peoples of Sherwood Forest.

Edwinstowe’s medieval agricultural growth can still be discerned in the layout of the village and its surrounding fields. To the north of the settlement was Swinecote Lane: here the Forest was out of bounds except for the grazing of pigs and cattle, which was managed by ‘the Swainmote’, which was a regular court held in the village. With colonisation restricted to the north of the church, a new medieval settlement developed to the south, in low lying land immediately above the flood plain. Here, the soil contained more water, oak and birch grew less easily and the land could be cleared to make productive arable fields. Homesteads (crofts) were positioned centrally either side of the central thoroughfare with smallholding (tofts) to the rear. This croft and toft layout was typical of a communal open field farming system, common in nucleated villages throughout the Midlands. This system can still be discerned in the street layout along High Street, East Lane and West Lane. Although these plots have been divided by subsequent developments it appears that the following building plots retain the original medieval layout:

High Street East
1 (North Side), 7 (South Side), 15 (N), 21 (N), 23 (S), 25 (N & S), 27 (N), 29 (S), Jug & Glass (N & S), 31 (N), Black Swan (N), 59 (S)

High Street West
10 (S), 14 (S), 16 (N & S), 20 (S), 18 (S), 42 (S)

East Lane
3 (N), 1 (S), 7 (S), 9, (S), 21 (N), 23 (S), 33 (S), 35 (S), 39 (S), 45 (S), 29 (N)
Either side of this linear settlement were strip fields, which stretched towards the parish boundary. It seems likely that a second croft and toft settlement was established along Mill Lane, although this was much smaller than the first. Between the parish boundary and the strip fields where The Breaks, comprising areas of difficult land that were cultivated for several years then allowed to revert to waste. This was the general pattern of cultivation which survived until the enclosures of the eighteenth and nineteenth century.

The authority of the crown and the church ebbed with the decline of peripatetic government and the dissolution of the monasteries during the Early Modern era. Sherwood Forest witnessed the development of a new force: the rise of the landed aristocracy and gentry, and the impact of this would be felt way into the twentieth century. The estates of Welbeck, Rufford, Thoresby, Clumber, Newstead, Worksop and Clipstone were sold to the aristocracy as a means of generating income and political favour, while for the new landlords these estates offered revenue, prestige and pleasure. This transfer of power impacted upon the development of Edwinstowe in two ways: as a village open to settlement for commuting farm labourers, and a place of commercial opportunity.

Edwinstowe became a village open to settlement due to its relative lack of good arable fields and its subsidiary relationship to the great aristocratic estates. A considerable number of neighbouring villages (Eakring, Budby, Thoresby and Perlethorpe cum Budby, Carbuton, Welbeck and Clumber) were more central to the great estates and therefore more closed to settlement for the labouring poor. Edwinstowe became a centre for housing agricultural labourers who commuted to work on the great estates. As such as there is a considerable number of labourers’ dwellings from the eighteenth and nineteenth century that proliferate on the old Medieval plots, with the best examples at 59 High Street, the rear of the Jug & Glass, 35–39 East Lane, and 11–27 Mill Lane.

Enclosure of the open fields happened in a piecemeal fashion, and by the late eighteenth century Edwinstowe was classified by Throsby as a copyhold open-field village.
Landownership was dominated by the aristocracy but there was also a diversity of small landowners, particularly on the old medieval crofts and tofts. Here, the plots became subdivided, while development and maintenance happened in a piecemeal fashion. This happened just as brick was replacing timber as the main building material. In Edwinstowe this appears to have been during the eighteenth century: by 1737 the village had its first resident brick maker, while the 1832 Sanderson map depicts the nearest brick kilns at Mansfield, Gamston and Farnsfield.

Along the central thoroughfare there are a number of buildings that are suggestive of agricultural small holdings: narrow plots, steep pitches and gables facing onto the street (4 and 8 Church Street, The Black Swann, 7, 31 and 59 High Street). Many of these have clay pantiles and brick walls that may encase older timber frames. To the rear of these plots on East Lane (5, 7, 9, 23–27 & 35–39) is evidence of piecemeal subdivision, with a mixture of outbuildings, clay pantiles, cottages and gables facing the street. Further evidence for this open parish of farm labourers survives with the density of historic pubs (Forest Lodge, Jug & Glass and Black Swann) and the former Wesleyan Methodist Chapel on High Street.

The commercial opportunities that arose were mostly for the benefit of the local aristocracy, but this was not without having some improvement on social mobility. In the parish of Edwinstowe this would impact upon the Open Fields, the floodplain of the River Maun, the Forest and the urban development of the village. A gradual enclosure of the open fields had taken place by the regency era, surrounding Edwinstowe with large square enclosed fields and straight new roads (Ollerton Road & Mansfield Road). Agricultural buildings such as Villa Real Farm (Mansfield Road) were moved away from the centre of the village to a position more convenient for cultivation on a large scale. Within the floodplain of the River Maun, 300 acres were converted from waste by the Duke of Portland. This land irrigation scheme began in 1816 with a system of sluices and drains to create a network of water meadows. Two years later the Duke enclosed 3000 acres of Forest and scrub land to facilitate commercial management and preservation for personal pleasure. West of the village is New Lodge Plantation, where Archway House was built as a hunting lodge in 1844.

Within the village large areas of land were sold as country estates for the rising gentry, such as Edwinstowe Hall (built 1702) on Church St and Edwinstowe House (built 1768) off the High Street. Overtime, the economic activity generated by the aristocracy created a degree of opportunity for the labourers of Sherwood. Perhaps the best example of estate workers’ housing and aspirational cottages are 1, 3 & 5 Church Street and 19, 21 & 42
High Street. The aristocracy presented an increasingly public form of paternalism, with the building of a school, church rooms, institute and co-operative shop (demolished). These buildings were built by Earl Manvers, who in 1828 acquired the estate from the Duke of Portland in exchange for other lands in the Sherwood Sandstone region.

The modern era brought about two radical changes by establishing Edwinstowe as both a tourist destination and coal mining village. The first of these was a product of the romantic movement of the nineteenth century when numerous writers, artists and scientists were attracted to the woodlands of Birkland and Bilhaugh. Although the first reference directly linking Robin Hood to Edwinstowe dates from the early nineteenth century, it is logical to understand why this happened: at a time when the country was becoming increasingly urbanised and industrial, the aged oak trees represented something that was unique, natural and ancient. Notable literary figures (Byron, Washington Irving, William Howitt and Sir Walter Scott) developed the legend and this attracted tourists to the village. This new trade was boosted by the arrival of railway in 1897 and the opening of the Dukeries Hotel. From here, visitors were taken on a tour of the Dukeries and the ancient oaks of Sherwood Forest. This created uplift in the local economy, and smart new buildings were constructed (23 & 40 High Street), with older hostelries either rebuilt (Royal Oak) or remodelled (Jug & Glass, High Street).

In 1954, the woodlands of Birkland and Bilhaugh were designated as a Site of Special Scientific Interest, which recognised the remarkable nature of the local landscape. Edwinstowe Railway Station closed the following year and subsequent visitors to the Forest had to rely on the bus or car. This gradually pulled visitors away from the busy village streets, finding more convenient parking towards the Forest. It is here where the visitor centres were built along Swinecote Lane (1976, demolished) and Forest Corner (2018). In 1990 the English Nature Inventory of Ancient Woodlands identified Birkland and Bilhaugh as remnants of the historic Sherwood Forest, containing some of the best examples of oak-birch woodland in the country.

Alongside Clipstone, Ollerton, Blidworth and Bilsthorpe, Thoresby Colliery was one of several deep coal mines begun in the 1920s. In the north-west of Edwinstowe, land was obtained by the Bolsover Colliery Company from Earl Manvers on the proviso that there would be no chimney – as such it became the first pit to be built with electric winding. Ideally positioned to take advantage of the rich coal seems deep below the sandstone beds of Sherwood Forest, Thoresby was one of the most productive coal mines in the country: in the 1980s it produced two million tons in 43 working weeks and had a workforce of almost 1,500 people. In 2015 the colliery was the last coal mine to close in
Nottinghamshire. The legacy of the coal mine upon Edwinstowe has been considerable, necessitating the building a colliery company village in the 1920s (1st – 4th Avenue), various post-war council estates (Greenwood Avenue, Lansbury Road, Lynds Close) and private housing estates (Birkland & Welbeck Drive). With such an increase in population, the village required new amenities; the CLASP modernist library and Scandinavian Modern Co-op on the High Street are perhaps the most visible.

HISTORIC BUILDINGS

Church Street and High Street form the central spine of the existing CA boundary. Other than the Grade I listed Church of St Mary, there are a variety of historic buildings from the post-medieval period onwards, including 1-5 Church Street (which is Grade II listed) and a number of fine unlisted period buildings along High Street, such as the Old Library, the former Jug and Glass and the former Methodist Church.

The Council has compiled a Gazetteer which lists buildings by their age from medieval to the modern day, with some notes on architectural features, materials or plan form where they survive. The list is not necessarily definitive and is compiled primarily from map evidence and by a visual assessment. It includes some structures which are not within the Conservation Area but may be historic buildings within the vicinity.

Some of the buildings in the Gazetteer are listed buildings, having been found to be of national interest for their architectural and historic significance.

Some buildings or structures (or sometimes landscape features, archaeological features and even whole settlements) are of particular architectural or historic interest that they are considered to be of Local Interest, also known also as non-designated heritage assets. Within a Conservation Area such buildings will contribute positively to the character and appearance of the Area.

For a building or structure to be considered of local interest it must have a degree of historic, archaeological, architectural or artistic interest. The asset must also have a degree of significance, either through its rarity, representativeness, aesthetic appeal, integrity or association with groups or individuals in the past.

The Council is developing a list of Local Interest buildings and structures within and around the Conservation Area of Edwinstowe. This list will be drawn from the Building Gazetteer below, firstly excluding Listed Buildings, as they are already nationally designated and secondly excluding buildings which are post 1945, being an arbitrary cut off based on age alone. However, some buildings from this can still of be of particular interest, whether for association with a particular architect, local event, building technology, for example, or
some other grounds for architectural or historic significance, and may merit inclusion. One such example is the Modernist CLASP Library building.

Please feel free to comment on the list of historic buildings below in the questionnaire. This list could form the basis of a Local Interest list. Do they have sufficient architectural or historic merit to be considered Local Interest buildings? We also invite you to suggest any other buildings not on this list which you feel would be of Local Interest.

**Historic Building Gazetteer**

**Medieval**

St Mary’s Church, Church Street, C12 & C13 (Grade I listed)

**Early C18 – Mid C18**

Edwinstowe Hall, Church St (Grade II Listed)

Stables for Edwinstowe Hall, Forest Corner (Grade II Listed)

**Mid / Late C18 – 1813**

4 Church Street, Forest Lodge Hotel, clay pantiles

6 Church Street, house, aka Sherwood Villa, clay pantiles, built 1774

8 Church Street, house, clay pantiles, gables facing street, steep pitch

10 & 12, Mansfield Road, housing, limestone foundations, clay pantiles

15 Church Street, north of Church, Vicarage

14, 16 & 18, Church Street, cottages

Ho Barn, Ollerton Road, gable facing street

Forest House Farm, Ollerton Road

The Cottage, West Lane, some clay pantiles

2-10 High Street, dwellings/agricultural, limestone foundations, clay pantiles

18 High Street, shops & dwellings

20 High Street, dwellings

42 High Street, cottage
1 High Street, shop, dwellings and outbuildings

7 High Street, shop, dwellings and outbuildings, gable facing street, steep pitch, clay pantiles

Jug & Glass, High Street, pub rear outbuildings & dwellings,

31 High Street, outbuildings, agricultural & dwellings, gable facing street, clay pantiles, steep pitch

Black Swan Pub, gable facing street, limestone foundations, steep pitch

43–45 High Street, shops and dwellings

59 High Street, dwellings, gable facing street

Edwinstowe House, High Street, built 1768, country house

5, 7 & 9, East Lane, dwellings/outbuildings, clay pantiles

23 – 27, East Lane, houses, clay pantiles

35 – 39, East Lane, houses, gable facing street, clay pantiles

11-27 Mill Lane, terraced agricultural labourers dwellings, clay pantiles

8 & 10, Mill Lane, cottages, clay pantiles

18 & 20, Mill Lane, cottages, clay pantiles

5 Mill Lane, House, clay pantiles

56-62 Mill Lane, terraced cottages, clay pantiles

30–36 Mill Lane, former mill beside rive maun, clay pantiles

Villa Real Farm, Mansfield Road, post enclosure farm house, c18 private enclosure

**1813 – 1885**

Boundary wall, gate and steps to St Mary’s Church, 1844 (Grade II listed)

Church Farm, Mansfield Road, clay pantiles

Village Hall, Former School, Mansfield Road
1, 3 & 5, Church Street, limestone cottages, clay pantiles partial brick rear (Grade II listed)

2 Ollerton Road, housing & outbuildings, clay pantiles

45-49 East Lane, housing

Wesleyan Methodist Chapel, built 1848

17 High Street, shop & dwellings

19 High Street, bistro & cottage

19 High Street, shop & dwellings

21 High Street, cottage

Bridge House, High Street

32 West Lane, outbuildings for Edwinstowe House

33 & 29, East Lane, housing

7 Mill Lane, house

1, 7, 9 & 8 Friend Lane, agricultural labourer’s dwellings, clay pantiles

Old Stables & Hazel Grove Farm, Mill Lane, clay pantiles

Archway House, Mansfield Road, 1844, hunting lodge for Duke of Portland (Grade II)

1885 – 1899

Outbuildings, Edwinstowe Hall, Church St (Grade II listed)

12-14 High Street, shops and housing

Dukeries Hotel, High Street, built 1897, fire 1929, rebuilt 1930

Edwinstowe Station, 1897

1899 – 1912

40 High Street, Housing, Polychromic Brick

23 High Street, Birkland House, Polychromic Brick, Shops and Housing
Jug & Glass, Pub Front, High Street
41 High Street, Housing
Maun Bridge, High Street, blue engineering brick
21 East Lane, housing
64–70 High Street, terraces

1918 – 1939
Edwinstowe and Clipstone War Memorial (Grade II listed)
9 -11 Church Street, housing
Royal Oak, Ollerton Road /High Street, pub
Old Library, High Street, former Institute, 1913/14
Church Rooms, Mansfield Road, 1913/14
1 Mansfield Road, private housing
33 & 35 High Street, retail, brick & cast concrete
2, 4, 6, 8, 10 & 12 East Lane, council housing
11 & 15 East Lane, council housing
1st – 4th Avenue, Colliery Company housing
1 & 3 Mill Lane, private housing
9 Mill Lane, private bungalow
24, 26 & 28 Mill Lane, private housing

1945 +
Maythorn Grove, housing estate off Church St
The Wheelrights, housing estate off Church St
12 Church Street, housing
Linden Court, West Lane, housing estate
39-41 East Lane, housing

3-7 Mansfield Road, shops & housing

16 High Street, gallery

Surgery & Heath Centre, High Street

Library, High Street, CLASP modernist

46 – 50, High Street, retail, Scandinavian/modern

11 & 15 High Street, shop & dwellings

25 High Street, shop & dwellings

27 & 29 High Street, shop & dwellings

Black Swann, pub extension

47 High Street, commercial unit

Central Garage, High Street

Police House, High Street

Greenwood Avenue, Lansbury Road, Lynds Close, council housing estate

1, 2, 17 & 17a, private housing

21a, private housing

Birkland & Welbeck Drive housing estate, privately built

Abbey Road, Council housing estate

Sherwood Forest Visitor Centre, 2018

The modern library in Edwinstowe is a CLASP building. CLASP (Consortium of Local Authorities Special Programme) is a method of building construction based around a light steel frame, working to a set module. It was based on a system first used in Hertfordshire schools, but in 1955 was adopted and developed in Nottinghamshire, becoming widely used throughout the 1960s. The County Architect for Nottinghamshire County Council, H. T. Swain, adopted the system for a cost-effective means of erecting community schools, although it soon became used for many other purposes including public libraries.
1. **Mill Lane and Friend Lane**

The Mill Lane/Friend Lane area constitutes an ancient part of the village and seems to have been occupied and used as productive land from medieval times, with linear toft and croft medieval boundary strips having been laid out here.

[Extract from the 1638 William Senior Map of Edwinstowe showing buildings in the Friend Lane/Mill Lane area and the open fields grouped under 'The South Field']
The narrow medieval land parcels can still be seen on Sanderson's Map of 1835, below, which also identifies the historic building stock in this area at this time, including the Mill which gives the road its name (the road also having once had a windmill too), located to the left (west) on the map extract below.

The general shape of the long thin north to south plots, shown here on Sanderson’s Map of 1835, can still be seen on Mill Lane today.

Mill Lane and Friend Lane are still home to several historic buildings from the later C18 onwards, including the watermill. However, these historic buildings have generally been quite altered and there has also been significant modern infill, which has made this area perhaps less coherent than other parts of the village. Nevertheless it is part of the historic settlement of Edwinstowe and the area has an appealing and informal character with historic buildings sitting attractively amongst later developments.
Example of a positive historic building on Mill Lane, this one a detached Georgian house, probably a former farmhouse

Former mill building at the western end of Mill Lane

Questions - Mill Lane and Friend Lane are home to attractive, albeit altered, historic buildings and the area has an appealing and informal character and appearance, but has also seen alteration and modern infill. Is the character and appearance of Mill Lane and/or Friend Lane such that it merits inclusion within Edwinstowe Conservation Area? If so, where would you re-draw the Conservation Area boundary? Feel free to doodle on the maps within the questionnaire.
2. **Edwinstowe House**

Edwinstowe House on the High Street is one of the village’s Georgian country houses, built 1768 by Sir William Boothby, with later outbuildings built 1813-1885. The site has seen significant change with successive new builds, extensions and adaptations within its grounds, which have eroded the setting and built form of the House. Nevertheless there is remaining architectural and historic interest, and a consented scheme for residential development will, in part, better reveal certain aspects of its architecture.

![Edwinstowe House](image1)

The House was once set in attractive landscaped grounds, leading down to the south to the River Maun. This link as been severed by the C20 telephone exchange building, but the open area to the south remains important for nature conservation and as the historic grounds of this country house, which still retains some specimen trees.

![Edwinstowe House](image2)

Edwinstowe House in 1940 showing its formal grounds. Taken from Edwinstow Historical Society web pages [https://edwinstowehistory.org.uk/local-history/buildings/edwinstowe-house/](https://edwinstowehistory.org.uk/local-history/buildings/edwinstowe-house/)
Questions - Are Edwinstowe House and its grounds considered to be of sufficient interest to merit inclusion in Edwinstowe Conservation Area boundary? If so, should both the House and its former grounds be included? Where would you re-draw the Conservation Area boundary?

3. Water Meadows

Either side of the road bridge over the Maun in Edwinstowe are traces of the extensive engineering works constructed by the Duke of Portland to improve nearly 500 acres of land to productive water meadows, within the floodplain of the River Maun.

Water meadows were a clever device allowing for early and multiple grazing crops a year. The Duke devised a land irrigation scheme which began in 1816 with a system of sluices and drains, which were a great improvement over the previous scheme.
Some of the water meadows created in Edwinstowe can be seen speckled on Sanderson's Map of 1835.
This extract from the OS map from 1885 identifies some of the infrastructure, showing the flood dykes, overflow and hydraulic ram, built for these water meadows.

The works were extensive and stretched between Mansfield and Edwinstowe. Within the village a flood bank was constructed along the south of later became Sixth Avenue and a system including a weir, sluice and overflow canal can be seen around the bridge.

The bridge itself is a Victorian structure of brick and stone but a structure here is shown on earlier maps and possible earlier stone approaches still survive.

Today, the land immediately to the east of the road bridge over the Maun is accessible by a footpath and is a significant green open space for the village, with a bench and noticeboard provided. It acts as a green corridor bringing a sense of the countryside right into the village.
To the west of the road bridge a C20 pumping station is also of architectural and historic interest.

Questions - Are the engineering works associated with these water meadows of sufficient interest to merit inclusion in Edwinstowe Conservation Area boundary? Whilst this network of engineering is extensive and extends well beyond the village limits, it may be more suitable to consider the structures which lie within the village, rather than beyond. Where would you re-draw the Conservation Area boundary?

4. **Maythorn Grove**

Maythorn Grove lies to the north of the village. It is a housing estate, probably of Council houses, laid out as a set piece in the late 1950s.
Historically the land seems to have been undeveloped until this estate was built and there is no obvious historic significance to this land.

Architecturally, the buildings are fairly typical of Council houses from this era and have been modernised in terms of windows and doors.

The Council does not believe there to be any architectural and historic significance to the buildings or to the land generally.

Question – Should Maythorn Grove should be removed from the Conservation Area boundary of Edwinstowe?

5. **Paddock Close, Newberry Close and St Mary’s Church of England Primary School**

Paddock Close and Newberry Close are later C20 roads and associated housing estates, laid out in what was, historically, the grounds of Edwinstowe Hall. Similarly, St Mary’s C of E Primary School is a modern later C20 school laid out in these historic grounds.
Edwinstowe Hall and its grounds date back to the early C18. Despite the grounds being much reduced and mostly built on by these modern developments, there is still some historical, and potentially archaeological, interest in this land. However, these grounds have been extensively hived off and developed and in these areas the traces of the historic gardens do not seem to survive.

Questions - The former grounds of Edwinstowe Hall date back to the early C18 and there is historic and potentially archaeological interest in this area, but the grounds have been extensively hived off and developed in the C20, including Paddock Close, Newberry Close and St Mary’s C of E school. Is this area of sufficient character and appearance to
merit staying in the Conservation Area? Where should the boundary of the Conservation Area be re-drawn?

6. **Railway Heritage**

In 1897 the Lancashire, Derbyshire and East Coast Railway Company opened a new line, bringing the railway to Edwinstowe. A station building was erected with nearby workers’ and Station Master’s accommodation, along with refreshment rooms on the main road.
The railway line boosted an already growing tourist trade of visitors to ‘The Dukeries’ and the Mansfield Brewery Company saw the opportunity and erected a large, new hotel called the Dukeries Hotel. This was built in the Arts and Crafts style popular at the time, with its striking use of timber framing and architectural designs reminiscent of Tudor architecture. The building is an impressive landmark at the entrance/exit to historic Edwinstowe and owes its foundation to the coming of the railway in Edwinstowe.
With the closing of the railway the tourist traffic now skirts the village but the nearby Major Oak, Sherwood Forest Visitor Centre and Sherwood Pines attractions remain major draws to the area.

Questions - Is the railway heritage of Edwinstowe of sufficient interest to merit inclusion in the Conservation area of Edwinstowe? If so, where should the boundary of the Conservation Area be re-drawn?
WHAT ISSUES FACE EDWINSTOWE CONSERVATION AREA? | THREE

In accordance with S71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local authorities are required to review their conservation areas “from time to time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”. This element of the process is known as the Management Plan and is an opportunity to provide proposals for conserving and enhancing the Conservation Area.

What issues do you think are affecting the Edwinstowe Conservation Area?

- Are there any buildings at risk or in a serious state of disrepair?
- Are there any front gardens lost to hard-standing for cars?
- Any lost architectural features and fenestration?
- Any gap sites eroding special character?
- Any areas of degraded public realm or poorly maintained green space?
- Any areas where traffic, noise or odour impacts affect the ability to use or appreciate the historic or architectural interest of the area?

Generic issues that underlie typical problems will provide evidence and identify the need for additional controls or initiatives to prevent further erosion of the area’s special interest and support its potential capacity for beneficial change. Such problems include:

- The effects of heavy traffic
- A low economic base resulting in vacancy and disrepair of buildings
- Pressure for a particular type of change or development
- As well as specific examples (such as buildings at risk, uncontrolled, inappropriate advertising or areas subject to vandalism or antisocial behaviour due to lack of more positive activity)

The advice and guidance within this Management Plan and the associated Conservation Area Appraisal will also be considered as a material consideration in determining planning applications within and affecting the setting of the Edwinstowe Conservation Area. This information should therefore be of use to property owners, developers, agents and other organisations working on or in connection with buildings and sites within the Conservation Area.
High Street is located in the heart of the Conservation Area (CA). It is a vital street within the CA providing a historic link between Sherwood Forest to the north and the junction with the B6034 southwards, and is otherwise the focus of the village’s commercial activity (High Street has a variety of shops and businesses along its length). It is the street many visitors are likely to use to access and is a focus for movement through the village. High Street therefore makes an intrinsic contribution to the character and appearance of the CA and it has a significant role to play in the commercial vitality of the area.

What issues do you think are facing the commercial properties along High Street?

Do you think guidance is required for shop fronts and signage?

What other issues do you think there are facing the CA?

The questionnaire is intended to focus in on these issues, but please feel free to submit comments to us in any shape or form:

- Fill the questionnaire and return it to either the Library, Parish Council or the District Council in Newark;
- Email us at conservation@nsdc.info;
- Call us and leave a message or talk to the Conservation Team: 01636 650000; or
- Drop into Edwinstowe Library on 7th September between 10am and 1pm and speak directly with the Conservation Team.