

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE SITE AND ITS HISTORY

1920

The 1920 OS plan retains the three general elements to the site.

The farm buildings to the east of the Manor House appear to have gained a large outbuilding, that takes up the majority of the space in the easternmost yard.



Figure 3.11
1920 Plan of Carburton
(Source : www.nls.org).

1988

The plan to the right is believed to date from a tenancy agreement in 1988.

The farm buildings to the east of the Manor House appear relatively unchanged.

The farm buildings to the west have gained a couple of large structures to the far west, which remain in existence today. The three-sided courtyard seemed to have been significantly infilled by a structure to the north-east side, which has been removed during the intervening years to the present.

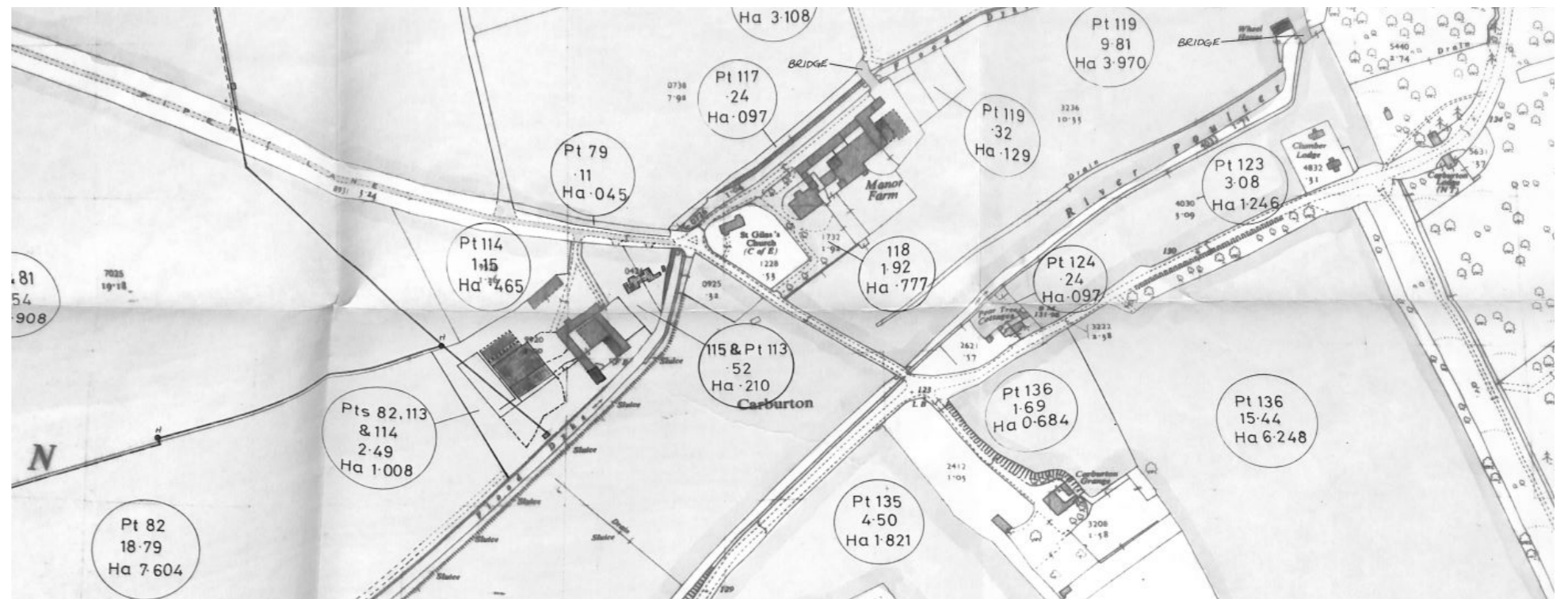


Figure 3.12
1988 Plan of the site buildings from Tenancy Agreement
(Source : The Welbeck Estate archive).

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.3 ARCHAEOLOGICAL POTENTIAL

The archaeological potential of the site is possible due to the early date of the church, the surrounding grave yard and the shrunken village however the records and historic maps suggest that this the possibility of large archaeological finds is limited.

The records of the shrunken village state that:

Carburton was a flourishing village on the map of 1615, but now only a church and 3 farms remain.

Perambulation revealed no surface indications of a more extensive village. The church claims a Saxon origin (wallnotice) but this cannot be authenticated in the present fabric; local authorities postulate a Norman foundation.

SECTION 4.0

THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.1 UNDERSTANDING THE FORM AND HISTORY

4.1.1 MANOR HOUSE

EXTERNAL

The Manor House is a farmhouse that is documented by the HER to have been built *in the third quarter of the 17th century* with later additions.

The origin of the house is unclear but it may have been the residence of Sir John Mazine, horsemaster to the first Duke of Newcastle, for whom a plaque is laid in the adjacent Church. Maps from 1615 show Carburton as a larger village than today, with around 16 families in the parish by 1743.¹ The land for the house was likely to have been owned by Sir Charles Cavendish, as he was recorded as holding the 'village or town of Carburton' in November 1615.²

"The royalties and wasts of Edenstowe and Carburton, are the inheritance of his grace the duke of Newcastle by agreement, his servant captain John Mazine hath builded at Garberton, and Mr. Moseley had a seat there, whose daughter and heir is married to Mr. Flower."³

The building is a 2 storey building of typical late 17th to early 18th century farm venacular. The house has a 3 bay frontage with a rear 4 bay front arrangement of 2:1:1 with the third bay being deeply recessed and separately gabled with a garret.

The building is made of squared limestone rubble with ashlar quoins and dressings with a deep space between the eaves and the first-floor windows. The roof is of a slate finish with raised stone coped gables..

1 <https://southwellchurches.nottingham.ac.uk/carburton/hhistory.php>

2 <https://southwellchurches.nottingham.ac.uk/carburton/hhistory.php>

3 Thoroton's History of Nottinghamshire: Volume 3, Republished With Large Additions By John Throsby - found at <https://www.british-history.ac.uk/thoroton-notts/vol3/pp342-346#p8>

It is documented on the HER that the building would have originally had a T shaped plan with three rooms in range and a staircase turret projecting but however, the plan must have assumed its present plan by the late 17th century, so not long after the original building was complete, explaining the unusual recess in the rear elevation.

The main plan is most likely unchanged since then however the window are not original and are likely to be from the 19th and 20th century. These later sashes inserted into mainly original window openings with chamfered surrounds and hoodmoulds.

The previous occupant of the farmhouse recalls the building being partly dedicated as a school. This was predominantly on first floor to the north of the plan. This room has now been subdivided.

There is a lintel to the turret which indicates an original opening to the north elevation has historically been blocked up. The building comprises of 4 pairs of stacks, with 2 gables and 2 ridges.



Figure 4.1
1914 Manor House beyond showing single storey extension from the rear third bay.
(Source : Unknown).



Figure 4.2
2017 Manor House.
(Source : Historic England).

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.1 UNDERSTANDING THE FORM AND HISTORY

INTERNAL

GROUND FLOOR

Internally there are two principle rooms to the left and right off the main entrance space. Arched entrances lead to smaller rooms to the north of the house. The main entrance leads to the main staircase that provides access to the floors above.

The main entrance room is dimly lit by the main door and decorated with modern finishes but retains a cast iron fireplace and surround. The room has been used as a living space.

The principle reception rooms have modern carpets and fittings however retains the coving details and timber shutters throughout the rooms. There is modern wallpaper throughout and considerable damp within the corner of the room which looks to have penetrated through the wall from outside.

The northern rooms to the ground floor have fallen largely into disrepair, with finishes peeling and blistering.

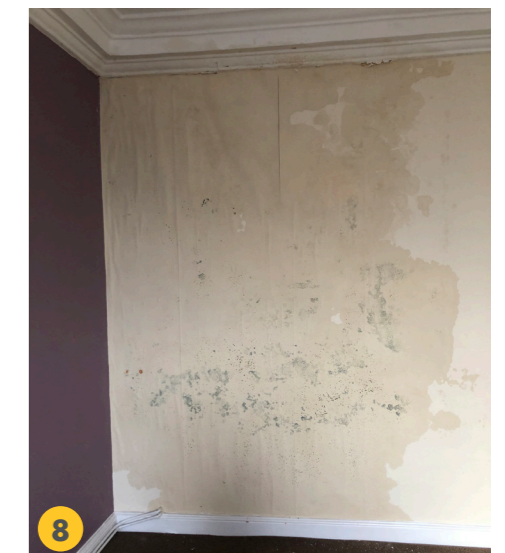
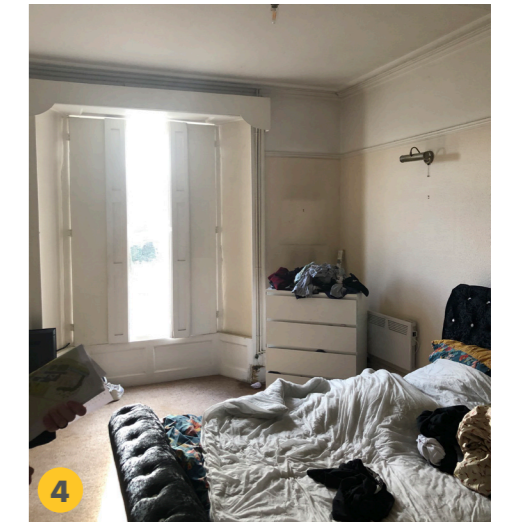
FIRST FLOOR

The first floor is currently used as a bedrooms. They have been decorated with modern wallpaper and carpets however retain the decorative covings and timber shutters. There is evidence of water ingress, damp and mould throughout the rooms.

The roof area has been converted into rooms and the timber roof structure has been painted over. Decorations has generally failed in this area and is peeling and blistering throughout. There is evidence of mould and damp throughout.

KEY

- 1 — 4 Manor House - Ground Floor Photographs
- 5 — 8 Manor House - First Floor Photographs
- 9 — 12 Manor House - Second Floor Photographs



SECOND FLOOR

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.1 UNDERSTANDING THE FORM AND HISTORY

4.1.2 EAST BARNES

EXTERNAL

The east barns are not listed in their own right however are listed by association with the Manor House. They are located north east of the manor house and contain various historical features.

The barns are a collection of 19th century and 20th century barns built in a mixture of both limestone rubble and red brick. The outer perimeter barns have appeared on the ordnance survey since 1884 however the change in materials suggests that it has been largely rebuilt. There is evidence of pre-existing openings that have since been blocked up and or altered, with new steel lintels installed to one gable. Many historic features still remain with many of the historic timber doors still intact including the large doors to the threshing barn.

In the early 20th century the large outbuilding was built which is open on one side. The walls seem in a fair condition and the timber roof structure visually impressive with a corrugated metal roof covering.

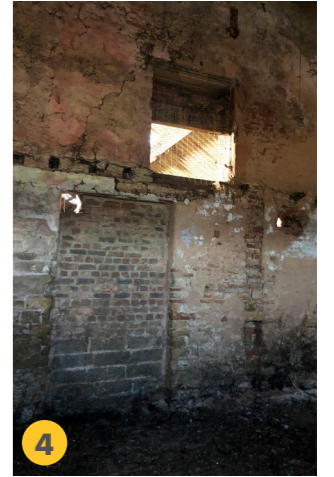
These buildings have views across the surrounding open countryside and water meadows.

INTERNAL

Internally the buildings have exposed timber trusses generally and retains low level bitumen skirting and timber stalls in some buildings. There is a dove cote to the first floor and an internal gutter system running through the centre of the space. Stairs and internal walls are generally intact and where alterations have been made they are generally obvious adaptations.

KEY

- 1 — 4** East Barns - Threshing Barn Photographs
- 5 — 8** East Barns - Two Storey Barn Photographs
- 9 — 10** East Barns - Single Storey Photographs



4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.1 UNDERSTANDING THE FORM AND HISTORY

4.1.3 WEST BARN

EXTERNAL

The barns to the west of the site are grade II listed and date from the early 19th century. The main two storey range provides generous internal spaces and is currently in relatively good condition.

The main L shaped building is a 2 storey barn of red brick construction with ashlar dressing, pantiled roofs with 2 brick stacks. Originally of 6 bays, it was extended to 10 bays in the late 19th century with a 2 storey double leaf door. All the windows have splayed ashlar lintels and sills.

The shorter 2 storey wing is of 9 bays with a variety of barn and ordinary doorways and three windows at first floor level.

There is also a single storey single bay gabled advanced block that was formerly the engine shed.

A selection of the large barn doors still remain intact across the elevations with some retained but not in situ.

INTERNAL

The condition internally throughout the barns is currently sound with timbers generally looking in good condition with partitions largely retained.

Internal circulation remains in situ and in a good condition, whilst some areas have been infilled.

The internal lime render and lime wash is in a varied condition however there has been a fresh application of plaster to the roof internally which looks to remain in a sound condition.

Within the barn accommodation (highlighted externally by the chimney stacks) key features such as the fireplaces still remain.



KEY

- 1 — 4 West Barns - External Photographs
- 5 — 8 West Barns - Internal Photographs



4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE

The following assessment of significance looks at identifying the significance of Manor Farm’s heritage value, as outlined by Historic England’s Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England Advice Note 12) (2019). It is also informed by the Ministry of Housing, Communities and Local Government Planning Guidance on the Historic Environment (2019) and Historic England’s Conservation Principles for the Sustainable Management of the Historic Environment (2008).

Significance is defined in policy as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

Appraising significance provides a benchmark for the objective assessment of any proposed alterations to the building and is structured to enable the scale of harm to be balanced with the wider benefits to be assessed in a considered and methodical manner.

EVIDENTIAL VALUE

the potential of a place to yield primary evidence about past human activity.

HISTORICAL VALUE

ways in which past people, events and aspects of life can be connected through a place to the present, either illustrative or associative.

AESTHETIC VALUE

the ways in which people draw sensory and intellectual stimulation from a place.

COMMUNAL VALUE

the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The assessment of significance is based on a desktop assessment of available archive information including primary and secondary resources along with site visual surveys undertaken by the author.



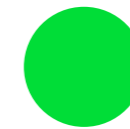
HIGH SIGNIFICANCE

elements deemed to be of particularly special interest



MEDIUM SIGNIFICANCE

elements deemed to be of special interest



LOW SIGNIFICANCE

elements deemed to be of more modest interest



NONE/DETRIMENTAL SIGNIFICANCE

elements that do not contain any special interest or detract from the significance of the building

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET - MANOR HOUSE

4.2.1 HISTORIC ENGLAND LIST ENTRY - MANOR HOUSE

SK 67 SW CARBURTON PIPER LANE (West side)

9/6 Manor House (Formerly listed 30.11.66 as Manor Farm-house)

G.V. II

Farmhouse. Late C17 with C18, C19 and C20 alterations. Squared limestone rubble with ashlar quoins and dressings, slate roofs with raised stone coped gables and kneelers. 4 pairs of stacks, 2 gable and 2 ridge. Front has 2 gable and 2 ridge stacks, the latter has 3 diagonally set shafts. 2 storey, 3 bay front with timber eaves board, central half glazed door with early C19 plastered wooden surround supporting a narrow moulded hood, flanked by single C20 glazing bar casements set in C19 openings with faceted lintels.

To first floor are 3 glazing bar casements in C17 double chamfered surrounds with cornices. In the right hand gable is a C20 window in a C17 moulded stone architrave with pulvinated frieze and cornice; the original window would have had 2 lights. To rear is a 2 storey 4 bay front arranged 2:1:1 with the third bay being deeply recessed and separately gabled with a garret. Original C17 central chamfered stone surround for doorway now blocked and superseded by a C20 entrance porch. To left are 2 glazing bar sashes and to the right one similar. Ground floor windows retain their C17 stone surrounds with moulded cornices. To first floor above the earlier doorway a C17 window surround and cornice is visible, superseded by an offcentre glazing bar sash with a small C20 light to the right. To the left are 2 early C18 glazing bar sashes occupying enlarged C17 stone window surrounds, the cornices of which remain. To right a single C20 glazing bar sash with C17 surround but a C20 lintel. To apex of central bay a smaller glazing bar sash in a former 2 light C17 window: the upperstool for a mullion remains. Interior retains one fireplace with pulvinated frieze and dentillated cornice. Early C19 niche in the right hand room, moulded cornices throughout and high beamed ceilings.

Listing NGR: SK6115573301

(Source : Historic England)



Figure 2.15
Image of front of Carburton Manor, 1959
(Source: inspirepicturearchive.org.uk, photographer Mr H Jefferies)



Figure 2.16
Image of rear of Carburton Manor, 2020
(Photograph; author's own)

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET - MANOR HOUSE

4.2.2 ASSESSING THE SIGNIFICANCE

EVIDENTIAL VALUE

The building depicts the typical farmhouse vernacular of the late 17th and early 18th century and is clearly identifiable as the main residence for the farmstead beyond. As such it clearly identifies this as once a working farm and residence.

Its original form was simple in nature housing 3 rooms and a projecting staircase which can still be easily read along with the need to extend the building to the north via a second roof ridge and deep recess.

The evidential value of the Manor House is **Medium/ High**.

HISTORICAL VALUE

The historic value of the manor house derives in its illustrative value as a farmstead of its time promoting typical farmyard vernacular and its location within the context of the church and farm buildings.

The Manor House has associative links to the Duke of Newcastle and the prominence of the Clumber and Welbeck Estate. Its lack of elaborate decoration and simple elevations highlights the functionality of the building yet the building's scale still exudes some level of prominence across the flat landscape.

The historic value of the Manor House is **Medium/ High**.

AESTHETIC VALUE

It is certainly the case that there are larger and more elaborate houses with more architectural distinction within the country, and even within a regional context. However, the setting of the Manor House remains unspoilt, promoting a small farm garden within the setting of the house, with the farmstead largely intact.

Some of the house's original features have been removed and replaced, including the windows which are largely non-original, however the house has largely remained unchanged since its early extension, with retained internal

features such as architraves and fireplaces.

The Aesthetic value of the Manor House is **Medium**.

COMMUNAL VALUE

In its current state is it not possible for the general public to interact with the building. It could be argued that this has impacted on the Communal Value of a place and has limited people's sense of identity with the building. However it has been used as a residence until recently and will therefore resemble home to some.

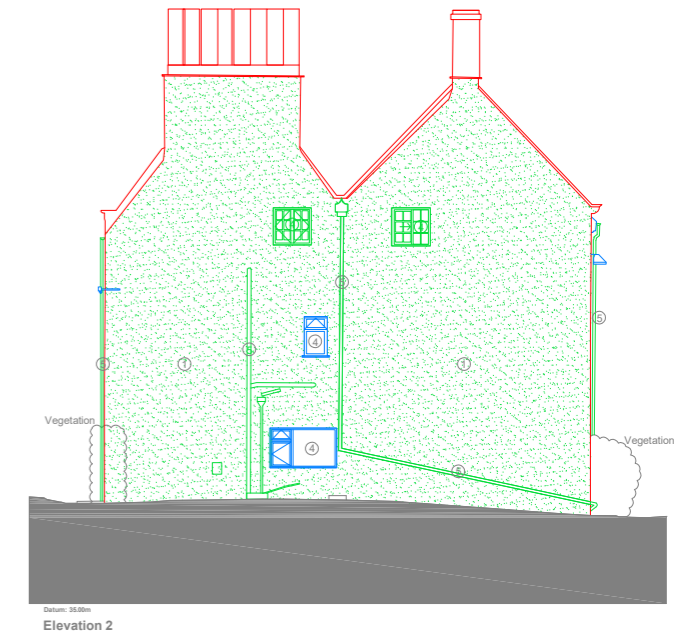
It is envisaged that should the building be conserved and re-purposed to facilitate an ongoing interaction with the wider public, that this value would likely increase.

The communal value of the Manor House is currently **Medium/Low**.

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET - MANOR HOUSE

4.2.3 MANOR FARM SIGNIFICANCE ELEVATIONS



MANOR HOUSE SIGNIFICANCE

- High Significance
- Medium Significance
- Low Significance
- None/ Detrimental Significance

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET - MANOR HOUSE

4.2.3 MANOR FARM SIGNIFICANCE PLANS



MANOR HOUSE SIGNIFICANCE

- High Significance
- Medium Significance
- Low Significance
- None/ Detrimental Significance

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.3 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET - WEST BARN

4.3.1 HISTORIC ENGLAND LIST ENTRY - WEST BARN

SK 67 SW 9/4

CARBURTON PIPER LANE (West side) Farmbuildings west of Church of St Giles

II

Farmbuildings, formerly part of Scotland Farm, now part of Manor Farm including groom's accommodation. Early C19 with later C19 alterations and additions. Red brick with ashlar dressings, pantiled roof with 2 brick stacks, one gable, one ridge. 2 storey with corbelled out and dogtooth eaves course. Open sided courtyard comprising L-shaped 2storey range and a single storey range. Towards the courtyard are numerous cast iron glazing bar fixed lights with central hinged casements. The longer 2 storey range was originally of 6 bays only, extended to 10 later in the C19 Offcentre 2 storey double leaf door to eaves with to left 4 fixed cast iron lights to both floors. To right a single remaining similar window with beyond altered doors and windows. To first floor are 4 cast iron lights with beyond a plain sash. The end 2 bays marked by the stacks formed a separate house. All the windows have splayed ashlar lintels and sills. The shorter 2 storeyed wing is of 9 bays with a variety of barn and ordinary doorways, and 3 windows to first floor. The single storey single bay gabled advanced block is a former engine house.

Listing NGR: SK6099973218

(Source : Historic England)



Figure 2.24 West Barns looking east
(Photograph; author's own)



Figure 2.25 West Barns looking east
(Photograph; author's own)



Figure 2.26 West Barns; courtyard, looking north-west
(Photograph; author's own)

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.3 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET - WEST BARN

4.3.2 ASSESSING THE SIGNIFICANCE

EVIDENTIAL VALUE

The building depicts the typical barn vernacular of the early 19th century and is clearly identifiable as a barn within the context of the Manor House and barns beyond. It clearly identifies as a working barn with a mixture of normal and traditional barn openings.

It's brick and stone is simple in nature however small elements of details such as the corbeled eaves and its scale depicts a level of grandeur to the building and importance to the farm.

The evidential value for the barn is **Medium**

HISTORICAL VALUE

The building is typical of a barn of its age and retains its internal subdivisions which would have separated the used. The change in brickwork on the South West elevation indicates the expansion of the farm with a possible growth in wealth and local prestige.

The barn is large in scale and is relatively intact, again showing the importance and scale the farm would have had.

The historical value for the barn is **Medium**

AESTHETIC VALUE

The building is grand in nature and is an example of an unusually large barn; Aesthetic grandeur in the form of its dressing around the eaves which indicates the prominence and importance of the farm as a whole.

The setting remains largely unchanged and the barn, and other buildings on the farm, remain prominent features on the landscape. It is easy to appreciate the presence and prominence the farm would have had in its days as a working farm.

The Aesthetic value for the barn is **Medium/High**

COMMUNAL VALUE

In its current state is it not possible for the general public to interact with the building. It could be argued that this has impacted on the Communal Value of a place and has limited people's sense of identity with the building. However there may be people in the local area that still relate to the site as a working farm.

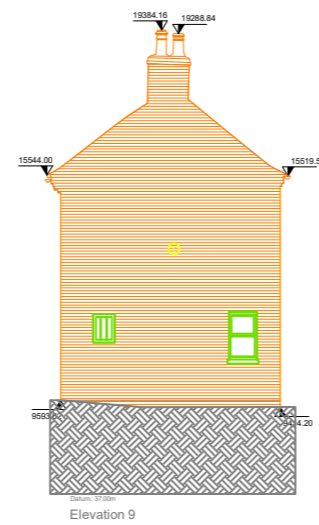
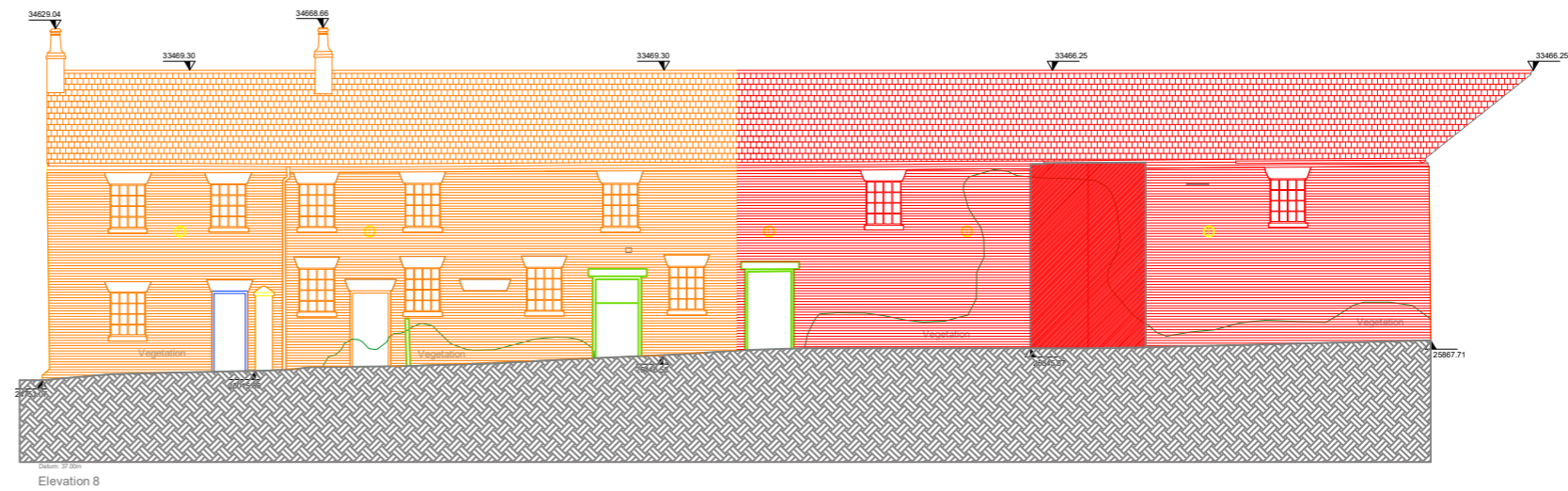
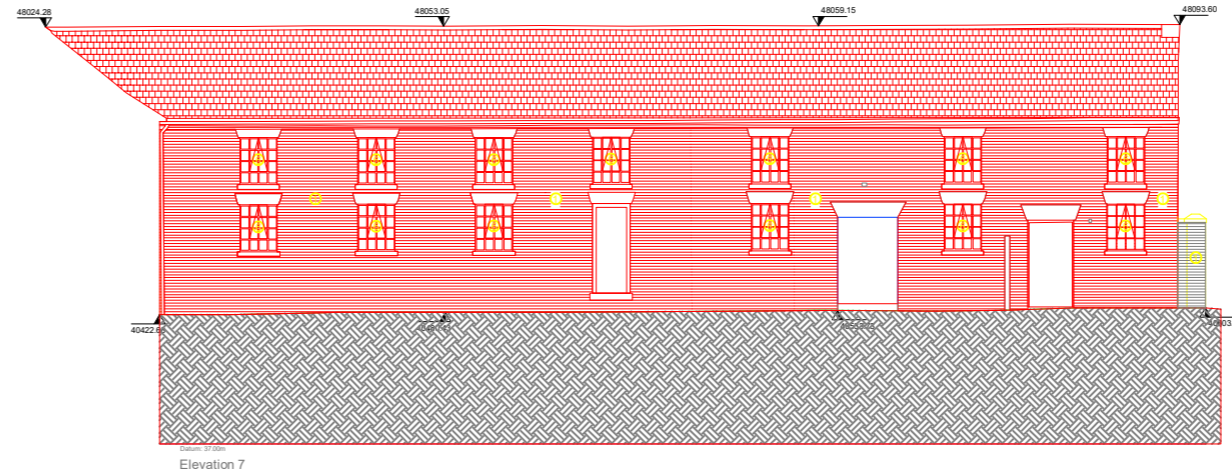
It is envisaged that should the building be conserved and re-purposed to facilitate an ongoing interaction with the wider public, that this value would likely increase.

The communal value of the barn is currently **Low**.

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.3 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET - WEST BARNs

4.3.3 WEST BARNs SIGNIFICANCE ELEVATIONS



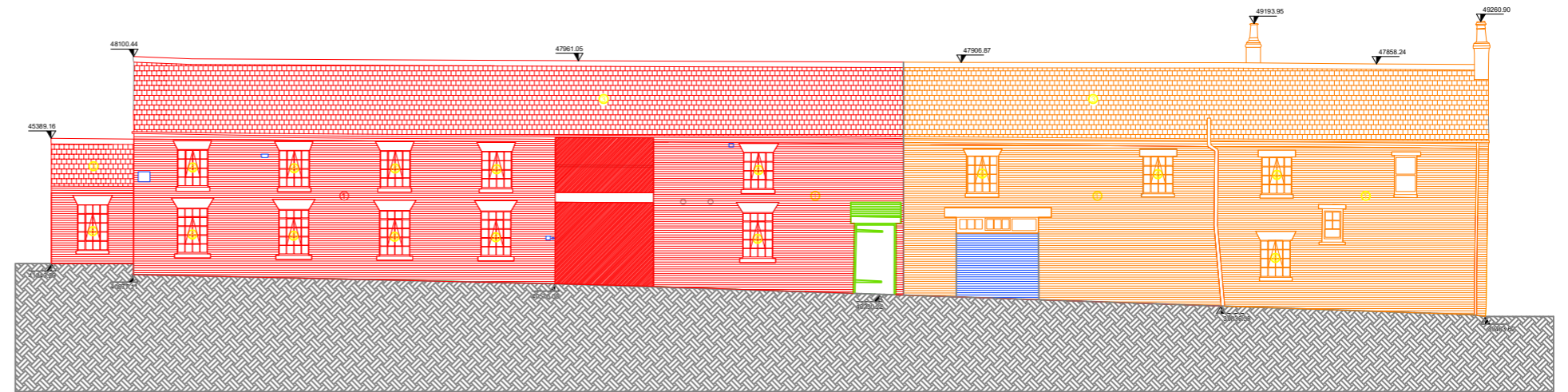
WEST BARNs SIGNIFICANCE

- High Significance
- Medium Significance
- Low Significance
- None/ Detrimental Significance

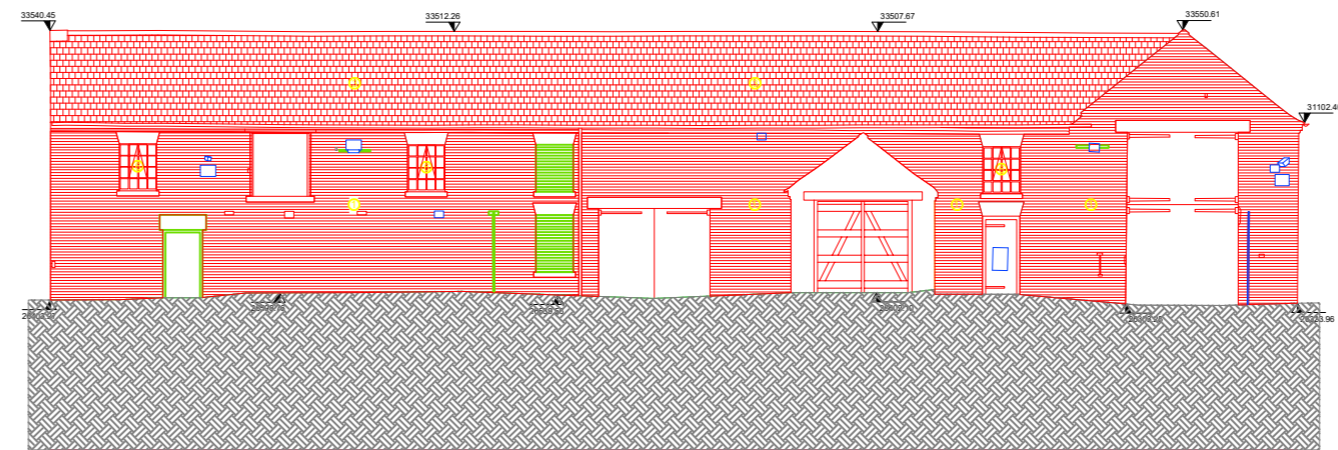
4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.3 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET - WEST BARN

4.3.3 WEST BARN SIGNIFICANCE ELEVATIONS



Elevation 1



Elevation 2

WEST BARN SIGNIFICANCE

- High Significance
- Medium Significance
- Low Significance
- None/ Detrimental Significance

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.3 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET - WEST BARN

4.3.3 WEST BARN SIGNIFICANCE ELEVATIONS



WEST BARN SIGNIFICANCE

- High Significance
- Medium Significance
- Low Significance
- None/ Detrimental Significance

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.3 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET - WEST BARN

4.3.3 WEST BARN SIGNIFICANCE PLANS



WEST BARN SIGNIFICANCE

Red	High Significance
Orange	Medium Significance
Green	Low Significance
Blue	None/ Detrimental Significance

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.3 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET - WEST BARN

4.3.3 WEST BARN SIGNIFICANCE PLANS



- WEST BARN SIGNIFICANCE
- High Significance
 - Medium Significance
 - Low Significance
 - None/ Detrimental Significance