

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.4 SETTING OF THE HERITAGE ASSET

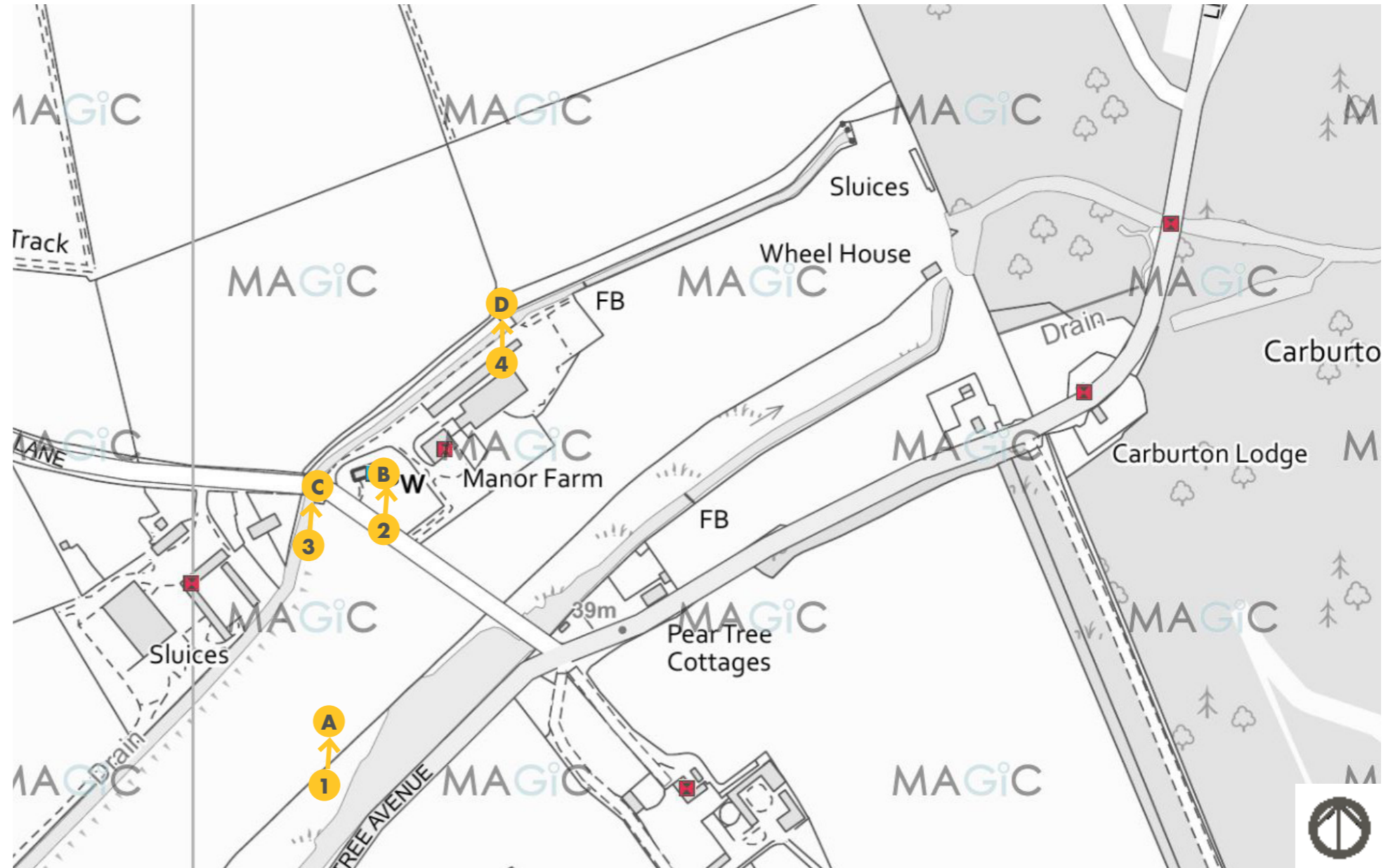
4.4.1 SETTING

The NPPF defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”¹

Designated heritage assets are those buildings and sites which are identified as being of a level of heritage interest that justifies protection through designation.

The map (right) accessed from Historic England, identifies the Listed Buildings within close proximity to the site within 250m/500m.

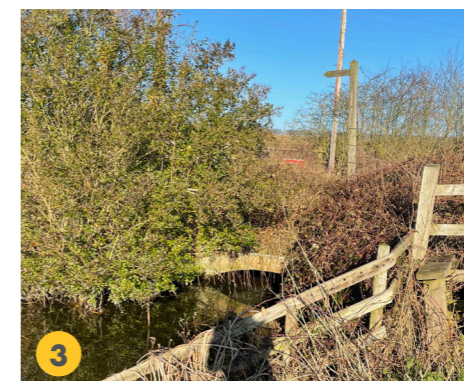


Plan illustrating Conservation Area and Listed Buildings

KEY

- A** Water Meadows
- B** Church of St Giles
- C** Bridge on Piper Lane
- D** Culvert to the north east corner

¹ DCLG, National Planning Policy Framework (NPPF) 2019, paragraph 189, p55.



4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.4 SETTING OF THE HERITAGE ASSET

4.4.1 CHURCH OF ST GILES, PIPER LANE

The importance of the church and its setting is considerable with there having been a church recorded on the site since c.1100. Although there is no mention on the church on the 1291 *Taxatio 1341 Nonae Rolls, or the 1428 subsidy of Henry VI*, it is thought that the church had too low a value to be taxed.

The church has retained its 12th century plan with elongated nave and chancel. A south aisle was removed before 1748 and its form revealed in 1958. Norman dog-tooth detail can be seen on one of the blocked columns. The stone font and round-headed windows are of this date. It was built as a chapel of ease, and remained so until 1867. The roof was raised in c.1887.

A small, simple, rectangular chapel sits within a quiet rural location, with only a few nearby buildings which include the Manor House and barns to both the east and west. Its low profile and rendered stone exterior shields the building, from the flat plains of the landscape.

The west elevation has a two-light Y-tracery window. A short, square, rendered timber bell turret rises above the west end. The roof has a very low profile and it is difficult to see the roof slopes at ground level. Substantial carved stone kneelers are placed at each corner. A two-sided sundial sits within the corner of the south and west walls. A small gabled porch projects from the west end of the south elevation. It is a later addition surrounding a 12th century doorway (round arched with a hoodmould and carved stops) and has a simple metal gate across the entrance to prevent grazing sheep from entering.

The main feature along the south wall is a blocked arcade whose arched forms have been exposed to display the profile of octagonal piers and to reveal small sections of differently carved capitals including dog-tooth, plain and foliate. Two, two-light Y-tracery windows with diamond leaded-panes in the south wall, and a single lancet towards the eastern end.

A single light east window has a hoodmould with carved headstops, and a small lancet window placed either side. A stone cross finial surmounts the hardly gabled east end. On the north side a vestry with lean-to roof has a west-facing door and a chimney to the east. It has two openings in its north wall, both with large stone block surrounds, the eastern-most appears to have been a former doorway, now partially blocked. To its west is another two-light window.

Ledger stones dating to the 14th century pave the floor just inside the south door. Of local interest is a memorial in the chancel to John Mazine, a horseman and later Equerry to the 1st Duke of Newcastle at the Battle of Marston Moor in 1644. He was appointed Master of Horse in Antwerp and when he returned to England the adjacent farmhouse was built for him.

Although Carburton was a subsidiary chapel of Edwinstowe there was a close connection with nearby Norton Cuckney church. The office of Augmentations in 1549, accounting for payments by Michael Stanhope and John Bellowe, listed payment from a plot of land in Carburton held in tenure by Christopher Chambers given to a light in the parish church of Cuckney.

The chapel has suffered badly from subsidence on account of coal mining in the area. Although it is not confirmed that any remedial works have been undertaken the chapel is not currently showing signs of further subsidence.

In 2017 the church was closed for worship. This is assumed to be due to the lack of parish however this is unconfirmed.

The retention of the church's original Norman fabric, attributes the church **HIGH evidential and historical value**, whilst the Norman font within the building is also of **High evidential and historical value**.

The church and its setting is the earliest surviving building from the village of Carburton and it is probable that its existence was considerably influential in shaping the village and the locality of the subsequent surrounding buildings.

The church itself is set within a grave yard, with the Manor House to the east and surrounded by barns to the east and west. It retains its 12th century plan and retains much of its Norman fabric. The building holds **HIGH evidential and historical value**.

Internally the building is more aesthetically pleasing, revealing intact stain glass windows and the Norman font. This holds **HIGH evidential and historical value**, indicating its usage as a chapel of ease.

All of the buildings collectively reveal a history of the small settlement and its significance within the wider context of Clumber Park and the Welbeck Estate. In this regard the church and its setting is of **HIGH evidential and historical**

value.

The church has been closed for workshop since 2017 due to lack of parish which would indicate that the building's hold **LOW communal value**. It is hoped by bringing the site back into viable use could increase the communal value of the church once more.

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4.4 SETTING OF THE HERITAGE ASSET

4.4.2 LISTING DESCRIPTION - CHURCH OF ST GILES, PIPER LANE

SK 67 SW CARBURTON PIPER LANE (West side)

9/5 Church of St. Giles 30.11.66 G.V. II*

Parish church. C12, late C13, C17, C18, c.1887. Ashlar dressings, render, lead roofs with moulded kneelers. Nave, chancel, vestry, south porch, western bell turret. The nave west wall has a late C13 2-light Y traceried window and above an C18 bellcote with triangular headed louvred openings to each face and a low pitched lead roof. To the south west angle an C18 sundial forms the uppermost qoin with faces to west and south. To nave north wall is a restored 2 light Y traceried window. C19 vestry with 4 centred arched door and windows. To east wall is a single late C13 lancet with hood mould and human head label stops, flanked by single narrow C12 lights. The two and a half bays of the late C12 south nave arcade, now blocked, are visible externally: 2 octagonal piers and one keeled respond at the east end. The capitals are hollow chamfered and the more westerly has hobnail decoration. The eastern respond capital has waterleaf foliage. The rounded arches are single chamfered. C18 south porch has a round headed outer opening and a pitched slate roof with plain barge board. The C12 south doorway has a plain chamfered opening with a hood mould and to the right a beast head label stop. The south door itself is probably also C12, but repaired. Inside, the cambered tie beam roof retains its moulded C17 principals. In the north wall is a pointed headed niche. C19 pointed headed doorway to vestry on north side of the chancel. In the north and south walls are aumbries. Fittings are C19 apart from C12 slightly tapering circular tub font. Monuments: in the sanctuary floor an engraved armorial brass plate to Sir John Mazine, d.1677, horsemaster to the 1st Duke of Newcastle.

Listing NGR: SK6111173286



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4.4 SETTING OF THE HERITAGE ASSET

4.4.3 CARBURTON WATER MEADOWS

Description:

The Carburton Water Meadows is an area of man-made flood meadow between the River Poulter to the south and a parallel water course to the north, stretching from Carburton dam to the west, to the boundary of Clumber Park to the east.

The sophisticated agricultural system was constructed during the early 1830s and commissioned by the 4th Duke of Portland - known as the 'Farmer Duke' because of his interest in agriculture and farming techniques. Water meadows were a man-made pasture irrigation system, constructed on areas of low-lying grassland.

During the winter months, water from a main dyke above the pasture, would be released through a complex series of sluice gates, pipes and channels onto 'panes' of grass. Just enough water to cover the soil would gently trickle over the panes, creating a constant temperature slightly above freezing. This constant temperature would be enough to warm the soil and encourage grass to grow earlier in the year.

The water meadow system benefited the farmer by allowing livestock to feed throughout the winter when fodder ran scarce and improve the quantity and quality of the forthcoming year's summer hay crop.

In the past, water meadows and the way they were managed provided an excellent habitat for several species, both flora and fauna. Water meadows (particularly hay meadows) allow plants to flower and set seed, creating a diverse habitat for insects to feed and nest. The act of 'drowning' (flooding the meadow) created wetland habitat for wading birds such as snipe and redshank and often mammals such as water vole and otter could be found on the rivers and dykes.

Part of the aim with the restoration of the water meadows is to increase their wildlife value and the Water Meadows are managed by Manor Farm under a Higher-Level Stewardship scheme. Restoration work on the Western Field of the Carburton system was undertaken through Nottinghamshire County Council's Local Improvement Scheme in 2009-10.

Assessment of the setting:

The meadows have been a key feature in the agricultural farming of the areas since the early 19th century and is significant in shaping the setting and the evolution of the landscape and the farming community of the time. The historic gates and pipes give an insight into how the land has been farmed historically and **holds HIGH historic and evidential value.**

It has historically, and will continue to, ecologically enrich the area, encouraging biodiversity that cannot be established without the water meadows existence. Increasing the wildlife value within the area adds to further environmental and wildlife conservation across the region.

Figure 2.13
Plan showing area of water meadows
(Background image: Google Earth).

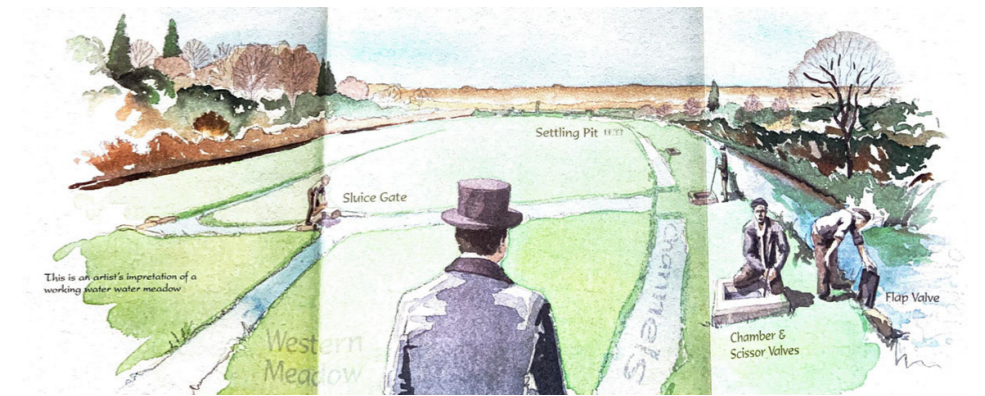


Figure 2.14
Artists impression of a working water meadow
(Source : pamphlet 'The History of Carburton Water Meadows',
Nottinghamshire County Council, 2011).

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4.4 SETTING OF THE HERITAGE ASSET

4.4.4 HISTORIC BRIDGES AND CULVERTS

Description:

There is bridge and 2 culverts across the site that are significant within the setting.

The small bridge that links Limetree Avenue to Piper Lane is a single span Georgian structure that is generally in good condition. This provides access from Clumber Farm, across the River Poulter and the water meadows into the heart of Carburton.

The first culvert is located on the junction of the Piper Lane and St Giles Church and provides the link across the stream, connecting the west barns to the church, manor house and east barns.

The second culvert sits to the north east of the east barns and provides access out of the main farm site into the fields to the north.

These seemingly small installations in the landscape provide a narrative to the evolution of the site and how it currently presents itself. The bridge to the south indicates an established link from Carburton into the Clumber Park estate. The culverts link the buildings together and back out into the fields.

These structures are not listed but hold their own importance in understanding the historic use of the site and illustrative how the surrounding context interacted with Carburton as a settlement. **The historical bridges and culverts have MEDIUM evidential and historical significance.**

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4.5 HERITAGE AT RISK

SITE DETAILS

Designated Site Name: CHURCH OF ST GILES
 Heritage Category: Listed Building grade II*
 List Entry Number: 1370105
 Local Planning Authority: Bassetlaw
 Site Type: Religious ritual and funerary > Church

LOCATION

Building Name: Church of St Giles
 Street Name: Piper Lane
 Locality: Carburton
 County: Nottinghamshire
 District / Borough: Bassetlaw
 Parish: Carburton
 Parliamentary Constituency: Bassetlaw
 Region: Midlands

ASSESSMENT INFORMATION

Assessment Type: Place of worship
 Condition: Poor
 Priority: C - Slow decay; no solution agreed
 Previous Priority: C
 Ownership: Religious organisation
 Designation: Listed Place of Worship grade II*



SECTION 5.0

HERITAGE IMPACT ASSESSMENT

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF THE PROPOSALS

The scheme proposes the renovation of the manor house and conversion of the majority of existing barn buildings to provide the bedroom accommodation and guest facilities for a Bike and Boot Inn.

Uses on the site have been carefully positioned to help ease of movement around the site and to provide separation, where possible, between bedroom accommodation and busier communal facilities. The restaurant and bar are situated to the east of the site to make the most of the views across the countryside, with adjacent new car parking facilities. The check in point is located centrally with dedicated car parking in order to create a cohesive user flow throughout the site.

The location of the existing buildings requires the creation of new car parking to either end of the site, making use of existing areas of hand standing. It is proposed that access routes across the site are to be improved and rationalised to increase connectivity and help to unify the site for a single use.

There are 3 no new buildings to be located on the site which are numbered 8,9 and 10 on the map adjacent.



- 1** New Carpark
- 2** East Barns - Restoration of existing barns with small addition and rearrangement.
- 3** Manor House - Restoration of the existing fabric with minor changes to the fabric.
- 4** Church is outside the scope of works
- 5** Cottages - Renewed doors and windows .
- 6** West Barns - Restoration of existing barns with small additions and rearrangement.
- 7** West Barns 2 - Restoration of existing barns with small additions and rearrangement.
- 8** West Barns 3 - New Build
- 9** Pod Cabins - New Build
- 10** Gate House - New Build

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF THE PROPOSALS

5.1.1 MANOR HOUSE

It is proposed that the Manor House will be renovated to provide accommodation for guests. The building proportions will be largely retained with the main rooms being converted into bedrooms with ensuites with the provision of sitting rooms at ground floor level.

The building will undergo fabric repairs to the external envelope including the renewal of the external render, roof finishes to be carefully removed, numbered, softly cleaned and reinstated back onto the roof with the installation of insulation and a vapour barrier.

Ground Floor

The principal rooms will be converted into a mixture of sitting rooms or bedrooms with ensuite facilities. Features such as covings, skirtings and fireplaces will remain intact and on display. Where sections of coving require replacement new coving will be spliced however it match the original. The decoration will be renewed throughout.

The lean-to the rear of the property will be removed to provide a clearer entrance point and a window opening turned into a door opening to allow access to a WC from the outside.

The east window to the right principal room will be removed and a doorway re-instated, providing a link between the sitting room of the house and the east barns.

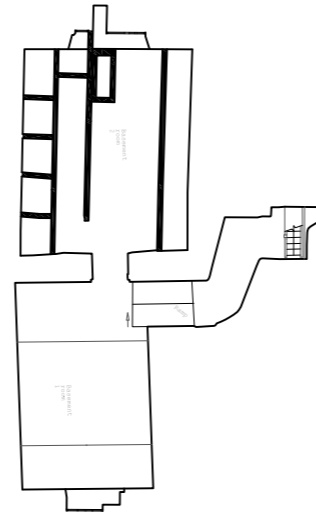
First Floor

All rooms at first floor level are to be bedrooms with ensuite provision. The modern partitions to the rear east room will be removed and the large room reinstated.

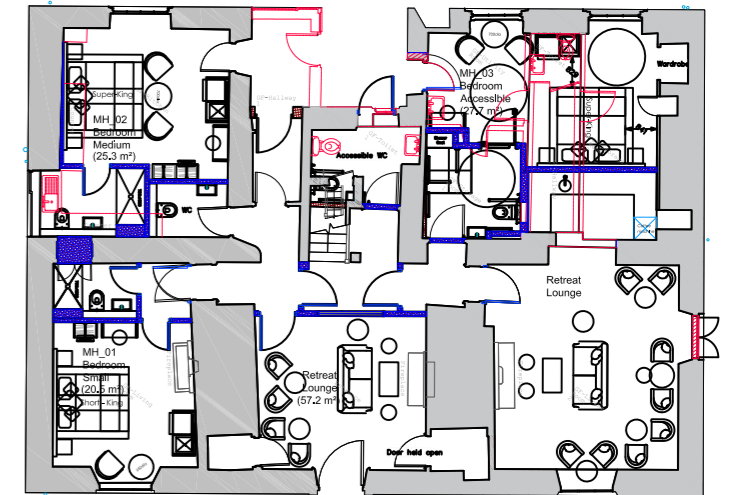
The existing bathroom to the rear west room is proposed to be removed and upgraded with a new WC suite.

Second Floor

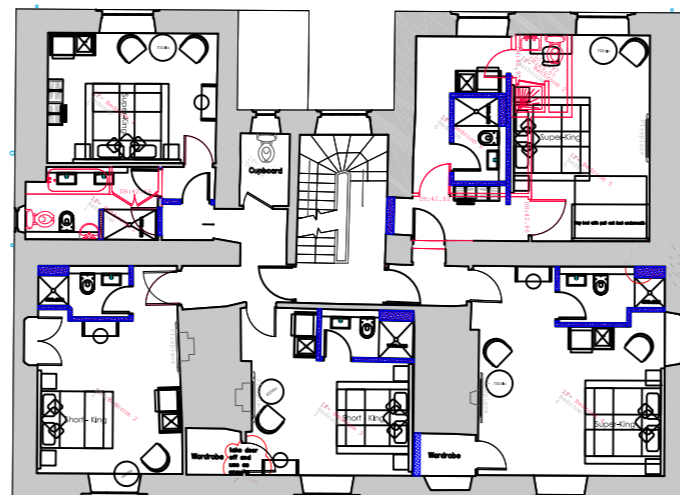
All rooms at second floor level will be renovated into bedrooms with ensuite facilities.



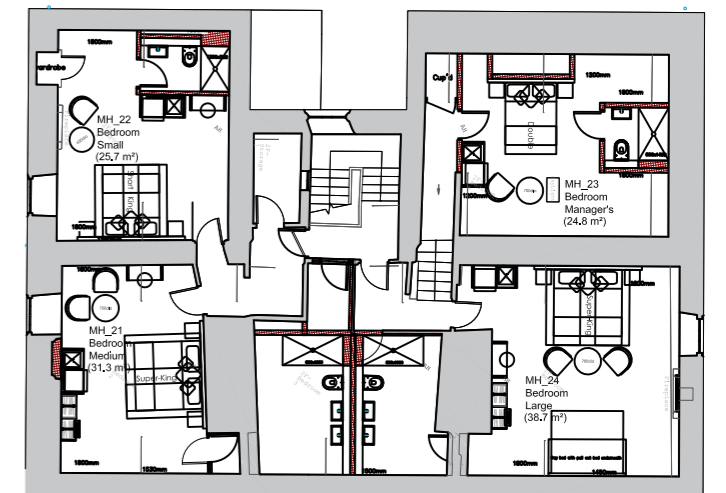
Proposed Basement Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF THE PROPOSALS

IMPACT OF PROPOSALS

Within the proposals there are minor amendments to the building to enable the renovation into bedrooms and connect the proposed scheme to the wider site.

The general maintenance of the external fabric will protect the fabric from degradation and improve its overall condition. This in turn will aim to protect the historical and aesthetic significance of the manor house and other buildings within its curtilage.

Whilst the removal of historic fabric is deemed as harmful to the significance of the building, the re-installation of the door located in the front east principal room looks to re-establish the link from this room to the garden and barns beyond. The impact of this is seen as having a neutral impact to the significance of the building.

The scheme looks to remove the lean-to to the rear of the house, whilst retaining the roof structure. The lean-to is a modern addition with windows unsympathetic to the building's age. It is arguable that its removal positively contributes to the overall significance of the building.

The removal of modern partitions to the ground and first floor look to reinstate the rooms to their original size. Although these partitions do indicate the evolution of the house over time it drastically reduces the rooms scale and is intrinsically linked to its aesthetic significance. Their removal allows for the original room sizes to be re-instated this is seen to have a positive impact on the buildings overall significance.

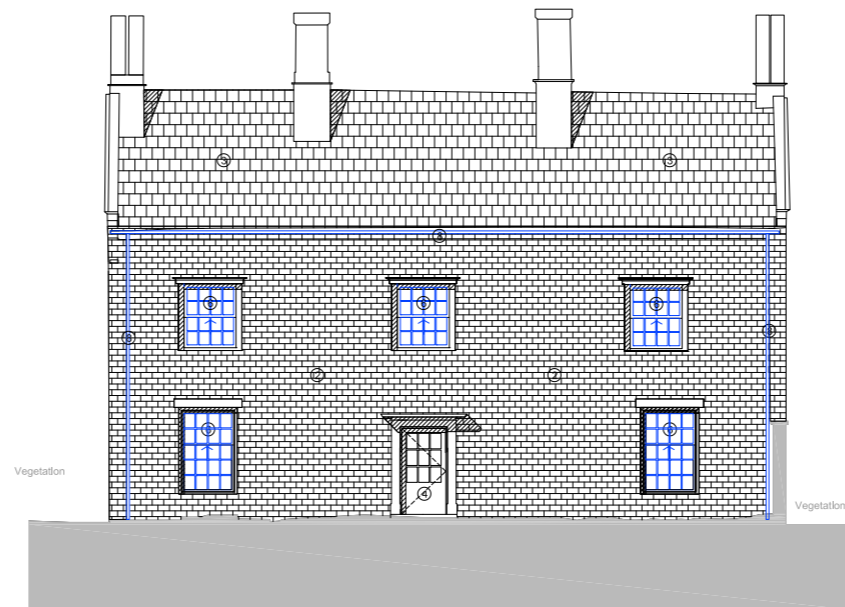
Overall the scheme looks to sympathetically renovate the building, bringing it back into viable use by repairing the fabric and reinstating its historic proportions with the historic features such as covings, fireplaces and skirtings to be kept. Therefore the overall impact on the building's significance is NEUTRAL.



Elevation 1



Elevation 2



Elevation 3



Elevation 4

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF THE PROPOSALS

5.1.2 EAST BARN

The proposals look to re-purpose the east barns and provide a mixture of accommodation, site reception, stores and refreshment provisions, taking advantage of the countryside views across the meadows.

TWO STOREY BARN

The exterior of the barn will undergo minimal visual change however it is proposed that the roof is to be removed and safely disposed of due to the presence of asbestos. The proposal looks to replace the roof with a corrugated finished new roof which is deemed to be sympathetic to the farm aesthetic.

Ground Floor

The two storey barn looks to remove as little of the existing fabric as possible, leaving internal brick work and lime-wash exposed. New partitions look to sub-divide the space in order to facilitate its use as accommodation.

A new linked stair core is proposed to the east of the barn, allowing for vertical circulation to rooms above.

First Floor

At first floor the existing fabric will remain exposed internally with partitions dividing the space to allow for further accommodation. The proposal looks to form 2no new doorways through the existing fabric in order to allow access throughout the building.

The existing dovecote to the south east corner of the building will be largely retained as a key feature within the building.

The internal gutter is to be removed in order to make the space viable for re-use.

THRESHING BARN

The exterior of the barn will have minimal changes to the external fabric. However it is proposed that the roof will be removed and safely disposed of due to the presence of asbestos and replaced with a corrugated finished new

roof. A new barn extension to the south east corner of the building is proposed for kitchen facilities for the restaurant and bar.

The single storey barn abutting the east north corner of the threshing barn is to be converted into stores. The existing openings are to be infilled with timber cladding with large timber doors in order that the original proportions will be readable.

The plan is largely retained with a small section of wall to be removed to the south east corner, providing a link into the existing threshing barn.

SINGLE STOREY BARN

The collection of single storey barns that make up the south west section will be renovated to provide further accommodation, cycle stores, stores, entertainment rooms and restaurant facilities.

The existing 1920 barns is largely open and have been used previously for animal shelter. Their condition is fair with a large, exposed timber trussed roof, open to three sides.

The proposals look to partially remove the later 1920's infill barn, retaining the smaller barns and creating an internal courtyard. The existing footprint is to be extended to the south elevation, maximising views over the water meadows and fields beyond.

The plan requires some elements of fabric removal to access the south barns, and maximise the viability of the site. Existing fabric is to be removed from the north, in order to sensitively infill the walls, creating an enclosed space. Fabric will also be removed from the south elevation, providing entranceways into the accommodation rooms.

IMPACT OF PROPOSALS

Within the proposals the two storey barn remains largely unchanged with minor fabric repairs and removal. The proposal looks to subdivide the space which could be deemed as harmful to the significance if done sensitively, with the proposed interventions being easily read this harm could be mitigated. With minimal change to the external fabric the barn will continue to be cohesively read externally yet receive fabric repairs where needed. The significance of the site as a whole should be maintained and it is seen that sensitive adaptation to

bring the building back into viable use, and arguably increase its communal significance outweighs the harm of the internal subdivision required to form habitable spaces. The impact on this building and its setting is deemed as **LOW**.

The threshing barn is to undergo minimal change with all internal features retained as far as practically possible. The only major change is the roof finish which is required on health and safety grounds. It is proposed that a material similar to the original be installed to maintain the farm aesthetic and minimise the harm to the building's significance. The design retains the large open space which and its exposed structure which holds most of the buildings significance. In this regard the impact of the works to the threshing barn are deemed to be **NEUTRAL**.

The extension to the threshing barn looks to provide the additional space required for a kitchen and store, and provides a contemporary yet sympathetic addition to the collection of barns. It is undeniable that the addition of this building alters the setting of the threshing barn however a sensitively designed new building does not have to negatively impact the buildings significance. The extension has been located to avoid the key features of the threshing barn and is seen to sit comfortably alongside the proportions of the existing low level barns. With sympathetic materials proposed it is seen to add another legible chapter to the collection of barns and have a **NEUTRAL** impact on the significance of the barns and the wider setting.

The alterations to the layout and building fabric within the 1920s barns is unfortunate with the exposed timber trusses providing aesthetic and historical value to the barn complex. However, by making adaptations to the building layout it allows more historic barns to the south to be accessed and utilised, contributing to the viability of the project as a whole.

It could be argued that any change to historic buildings is harmful and always has the potential to affect significance. However, adaption can open up opportunities to enhance engagement and connection with a heritage asset and thus increase its communal value. The alterations to the 1920s barn is unfortunate and does have a negative impact on the significance however it is hoped that benefit of providing greater access to the late 17th century southern barns outweighs the harm as a whole. It is also hoped that by opening the site up it will also improve the barns collective communal value. As such the impact on the collection of barns is deemed to be **LOW/NEUTRAL**.