

Archaeological Desk - Based Assessment

Former Lilley & Stone School, Newark

on behalf of
SJC14 Ltd.

November 2022 (Updated October 2023)

Project no. 3774/H



Issue Sheet

Document Prepared for: MLN Land & Properties

Archaeological Desk-Based Assessment

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Date: November 2022 (Updated October 2023)

Revision: 02

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Non-Technical Summary

Lanpro was commissioned by SJC14 Ltd. to produce an archaeological desk-based assessment to inform a planning application for the residential redevelopment of the former Lilley & Stone school site in Newark, Nottinghamshire (SK 799534). The study site covers approximately 4.3 hectares and currently contains the former school buildings, associated buildings and playing fields.

The archaeological desk-based assessment addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF. It draws together the available archaeological, geotechnical, historical, topographic and land-use information in order to clarify the significance and archaeological potential of the study site.

This archaeological desk-based assessment does not consider built heritage assets.

This assessment has established there are no designated archaeological assets in the study site and that the proposed development will have no impact upon any designated archaeological assets in the surrounding area.

The available archaeological records, suggest that there is a low potential for the survival of prehistoric, Roman and medieval remains within the site. Any surviving remains are considered to be of local/negligible significance.

The site is likely to have remained undeveloped land to the south-east of the medieval town of Newark through the medieval and early post-medieval periods. The north of the study site fronting London Road is considered to have potential for later post-medieval buildings, which are considered to be of local/negligible significance. However, phases of demolition and construction in the 19th and 20th centuries would have had a negative archaeological impact on remains pre-dating the modern period within the footprint of existing school buildings in the north and centre of the site.

1 Introduction

- 1.1.1 This archaeological desk-based assessment of 4.3 hectares at the former Lilley & Stone school site in Newark, Nottinghamshire, has been prepared by Lanpro Services Limited on behalf of MLN Land & Properties.
- 1.1.2 This document provides an assessment of the potential for the survival of archaeological remains within the study site and assesses the potential impacts that the proposed development could have on these and other heritage assets in the vicinity. This assessment solely examines the impact upon potential below-ground remains with impacts to built heritage assets addressed in a separate report (Lanpro 2023).
- 1.1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework (NPPF; Section 16: 'Conserving and enhancing the historic environment'; revised July 2021) and is in line with the Chartered Institute for Archaeologists (CIfA) guidelines *Standard and guidance for historic environment desk-based assessment* (CIfA 2020).

2 Legislation, Policy and Guidance

- 2.1.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

2.2 Current Legislation

- 2.2.1 The applicable legislative framework for this archaeological desk-based assessment relates to the Ancient Monuments and Archaeological Areas Act (AMAAA) 1979;
- 2.2.2 The AMAAA largely relates to Scheduled Monuments (SMs) and designated archaeological areas, detailing in particular what can and cannot be undertaken on archaeological grounds.

2.3 National Planning Policy Framework

- 2.3.1 Section 16 of the NPPF (revised July 2021), entitled 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.3.2 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

Delivery of sustainable development

Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and

Conservation of England's heritage assets in a manner appropriate to their significance

- 2.3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.3.4 A Heritage Asset is defined in Annex 2 of the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’
- 2.3.5 Annex 2 also defines ‘Archaeological Interest’ as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. 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.
- 2.3.6 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.3.7 Significance is defined 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’*
- 2.3.8 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
 - Protects the settings of such designations
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions.
 - Provides for the excavation and investigation of sites not significant enough to merit in situ preservation.

2.4 Planning Practice Guidance

- 2.4.1 The Planning Practice Guidance is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best

practice within the planning sector. The relevant section is entitled ‘*Conserving and enhancing the historic environment*’. The guidance given in this section sets out the best practice to applying government policy in the NPPF.

2.5 Local Planning Policy

2.5.1 The Development Plan for Newark and Sherwood District Council consists of the Amended Core Strategy (2019) and the Allocations and Development Management Development Plan Document (2013). These documents provide the relevant planning policies framework, the policies relating to archaeology and heritage are reproduced below;

Amended Core Strategy (2019) - Core Policy 14 – Historic Environment

2.5.2 *Newark & Sherwood has a rich and distinctive historic environment and the District Council will work with partners and developers in order to secure:*

The continued conservation and enhancement of the character, appearance and setting of the District’s heritage assets and historic environment, in line with their identified significance as required in national policy:

- o *Designated assets and environments comprising Listed Buildings (inclusive of the protected views of and across Southwell’s principal heritage assets), Conservation Areas, Registered Historic Parks and Gardens, and Scheduled Monuments. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Where adverse impact is identified there should be a clear and convincing justification, including where appropriate a demonstration of clear public benefits;*
- o *Non-designated heritage assets including buildings of local interest, areas of archaeological interest and unregistered parks and gardens or as identified on the relevant Historic Environment Record or identified in accordance with locally agreed criteria. In weighing applications that affect directly or indirectly 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 preservation and enhancement of the special character of Conservation Areas including that character identified through Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD;

Positive action for those heritage assets at risk through neglect, decay, vacancy or other threats where appropriate; and

The protection of Historic Landscapes including the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. A sustainable future for Laxton will be sought, which preserves and enhances its Open Field System and culture, the built and natural environment which sustain it, including the Historic Landscape around Laxton, and the institutions which manage it. This will be achieved by working in partnership with the Court Leet, the Crown Estates and the Parish Council. Appropriate new development which facilitates these aims will be supported

Development Management Development Plan Document (2013) – Policy DM9 – Protecting and Enhancing the Historic Environment

2.5.3 *In accordance with the requirements of Core Policy 14, all development proposals concerning heritage assets will be expected to secure their continued protection or enhancement, contribute to the wider vitality, viability and regeneration of the areas in which they are located and reinforce a strong sense of place.*

- 1. Listed Buildings Proposals for the change of use of listed buildings and development affecting or within the curtilage of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric and setting of the building. Impact on the special architectural or historical interest of the building will require justification in accordance with the aims of Core Policy 14.*
- 2. Conservation Areas Development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with the aims of Core Policy 14.*
- 3. Historic Landscapes Development proposals should respect the varied historic landscapes of the district (including registered parks and gardens and Stoke Field registered battlefield) through their setting and design. Appropriate development that accords with the Core Strategy, other Development Plan Documents and facilitates a sustainable future for Laxton will be supported.*
- 4. Archaeology Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Where proposals are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation. This will then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would destroy or*

detrimentally affect Scheduled Ancient Monuments. Within Newark's Historic Core, as defined on the Policies Map, archaeological evaluation will usually be required prior to the determination of planning applications.

5. *All Heritage Assets All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of development and these should respect traditional methods and natural materials wherever possible. Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy.*
6. *Shopfronts of high architectural or historical value should be retained and preserved wherever possible. Proposals for new shopfronts should respect the character, scale, proportion and detailing of the host building. Detailed assessment of proposals will be made in accordance with a Shopfronts and Advertisements Design Guide Supplementary Planning Document*

2.6 Professional Guidance

- 2.6.1 The ClfA *Standard and Guidance for Historic Environment Desk-based Assessment* (2020) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.6.2 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (2015) outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;

Understand the significance of the affected assets;

Understand the impact of the proposal on that significance;

Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;

Look for opportunities to better reveal or enhance significance;

Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and

Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 2.6.3 In order to understand the nature, extent and level of significance the note advocates considering the four types of heritage value an asset may hold, as identified in Conservation Principles (English Heritage 2008): aesthetic, communal, historic and evidential. However, NPPF (2021) has since provided a definition of significance dependant on the following four interests: archaeological, architectural, artistic or historic (para 2.14, above). Significance results from a combination of any, some or all of the values.
- 2.6.4 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (2017) recognises that whilst setting is not a heritage asset, elements of a setting ‘*may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*’ (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.
- 2.6.5 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged ‘5-step process’ to assessment should be adopted, namely:
- i. identify which heritage assets and their settings are affected;*
 - ii. assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*
 - iii. assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;*
 - iv. explore the way to maximise enhancement and avoid or minimise harm;*
 - v. make and document the decision and monitor outcomes.*
- 2.6.6 This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact of the proposed development having regard to steps (iii) and (iv).
- 2.6.7 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. This is aimed at providing assistance for owners, applicants, local planning authorities, planning and other consultants in the implementation of not only the guidance but also historic environment legislation and policy. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

3 Methodology

3.1 Information Sources

- 3.1.1 A gazetteer of all records held on the Nottinghamshire Historic Environment Record (HER) within a 500m search area is provided in Appendix 1. The locations of all non-designated heritage assets are marked on a plan on Figures 1-2.
- 3.1.2 The holdings of the Nottinghamshire Archives, together with on-line repositories for historical maps, plans and relevant documentary sources were consulted in accordance with guidelines laid down by the ClfA (2020).
- 3.1.3 A range of published and unpublished material has been consulted, including the regional archaeological research framework, East Midlands Updated Research Framework and Strategy for the East Midlands (Knight et al, 2012), was also consulted.

3.2 Site Visit

- 3.2.1 A site visit was undertaken in October 2022, in clear and dry conditions, to provide an assessment of the character and ground conditions of the study site and appraise the potential impact of the proposed development on any archaeological assets (Plates 1-10).

3.3 Assessment Criteria

Significance

- 3.3.1 NPPF defines significance 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'.*
- 3.3.2 Historic England's *Conservation Principles* (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. A revised consultation draft of *Conservation Principles* published by Historic England in November 2017 adopts the values terminology, or interests, of the NPPF.

Archaeological Interest: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.

Architectural and Artistic Interest: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and

emotional impact of works of art that are part of heritage assets or assets in their own right

Historic Interest: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

- 3.3.3 These values or interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets.
- 3.3.4 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order.
- 3.3.5 Assessment of significance has been undertaken in accordance with the *Historic England's Statements of Heritage Significance. Analysing Significance in Heritage Assets* (2019).
- 3.3.6 The relative contribution of the heritage values to the significance of the archaeological asset(s) are graded as either high, medium, low, neutral/negligible (informed by ICOMOS (2011) and Historic England guidance) and illustrated in the table below.

Heritage significance	Description
Very High	World Heritage Sites
High	Scheduled Monuments Grade I and II* Listed Buildings Grade I and II* Registered Historic Parks and Gardens
Medium	Grade II Listed Buildings Grade II Registered Historic Parks and Gardens Conservation Areas
Low	Locally listed buildings Non-designated archaeological sites of local value, and potential to contribute to local research objectives
Negligible / nil	Heritage assets with very little or no surviving research value

Definition of Setting

- 3.3.7 The NPPF defines the setting of a heritage asset as: *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings*

evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'

3.3.8 Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Setting* (2017) was used to inform the methodology for this assessment which follows steps i) to iv) outlined in the guidance.

3.3.9 The production of this assessment has taken into account the physical and sensory surroundings of the asset, in order to understand the contribution 'setting' makes to the heritage significance of the asset(s). This has included topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

3.3.10 The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

Definition of Harm

3.3.11 Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial. Paragraph 201 of the NPPF states that:

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...'

3.3.12 Paragraph 202 of the NPPF states that:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...'

3.3.13 In determining the effects of the proposed scheme this assessment is cognisant of case law. Including the below:

Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688

3.3.14 This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'

PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No:
C1/2015/3383

3.3.15 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'

4 Site Location and Description

- 4.1.1 The study site comprises 4.3ha of land formerly occupied by the Lilley & Stone school in Newark, Nottinghamshire (Figure 1; SK 799534).
- 4.1.2 The study site is bounded on its northern side by London Road, to the east by residential properties fronting onto Lime Grove, to the south by Harewood Avenue and Newark Tennis Club and to the west by Iceland, Newark Town Bowls Club and residential properties.
- 4.1.3 The northern half of study site is occupied by a number of school buildings and ancillary buildings (Plates 1-5), the southern half of the study site is occupied by former playgrounds, a former Astro turf pitch, and playing fields (Figure 11) and (Plates 6-10).
- 4.1.4 The existing buildings include three former school buildings dating to the early 20th century, the two earliest buildings front onto London Road; the Headmaster's House in the north-west of the site (Block 1) (Plate 4), the Grade II listed former Lilley & Stone school building in the north-east of the site (Block 2) (Plate 1), and a later addition comprising a linear building of c. 1910, is located to the rear of the main school building fronting eastwards in the east of the study site (Block 3) (Plate 3).
- 4.1.5 The study site comprises generally level ground at approximately 16.8m above Ordnance Datum (aOD). The development of school buildings in the north of the study site during the 20th century has impacted the site's natural ground conditions through the cutting of foundations, and small basement area within the footprints of Blocks 1-3.
- 4.1.6 The study site lies c. 575m to the south-east of the River Trent.

- 4.1.7 The bedrock geology across the study site consists of Edwalton Member - Mudstone. This is overlain by superficial deposits of Balderton Sand and Gravel Member - Sand and gravel (BGS 2022).

5 Archaeological and Historical Background

5.1 Introduction

- 5.1.1 This section reviews existing archaeological evidence for the study site and the archaeological and historical background of the surrounding area, based on a consideration of evidence in the HER and the NHLE. It is not the purpose of this document to create a detailed archaeological or historical narrative of the area, but to provide an assessment of the study site's historical development and archaeological potential in accordance with the NPPF.

5.2 Designated Heritage Assets

- 5.2.1 The former Lilley & Stone school building is Grade II listed (NHLE 1196275) and located in the north-east corner of the study site fronting London Road. The school building dates to 1898. The northern part of the study site lies within the Newark Conservation Area. Built heritage impacts on designated heritage assets are discussed within a separate Heritage Statement (Lanpro, 2023).
- 5.2.2 There are no designated archaeological assets within the study site, however there is one designated archaeological asset within the 500m study area.
- 5.2.3 The Standing Cross known as Beaumont Cross is designated as a Scheduled Monument (NHLE 1012880), and Grade II listed, (NHLE 1196274) and is located on the northern side of London Road, c. 35m north-west of the study site. The cross was moved to this location in 1965 from its original location. There is limited visibility between the north of the study site and the Beaumont Cross due to mature trees lining the northern boundary of the study site (Plates 1-2). Therefore, the study site is not considered to contribute to the significance of the Scheduled Monument due to tree screening along the northern boundary of the study site, and its location to the south of London Road. Consequently, it is not considered sensitive to future development of the study site. Therefore, following step i) of the Historic England setting guidance (2017), all the remaining designated assets within the search area have been scoped out of further assessment.
- 5.2.4 The location of the NHLE designated listed buildings and scheduled monument assets, discussed, above are shown on Figure 1.

5.3 Non-designated Heritage Assets

5.3.1 There is one record held on the HER within the study site, comprising the Grade II listed former Lilley & Stone school building in the north-east of the study site (MNT19611).

5.3.2 The HER contains 237 'monument' records for within the wider 500m search area and 43 'event' records relating to previous archaeological investigations. Details of all HER records are listed in a gazetteer in Appendix 1 and their positions marked on Figures 1-2. The majority of HER records are concentrated within the north of the search area within the medieval town of Newark and along historic routes into Newark to the north-west and north-east of the study site.

5.3.3 The HER records relating to archaeological remains, buildings, finds or investigations within the search area breakdown by period as follows. Some records cover more than one period.

Period	Within Study Site	Within Search Area
Prehistoric	0	0
Roman	0	5
Early medieval/Medieval	0	43
Post-medieval/19 th century	0	69
Modern	1	106
Unknown / Undated / None	0	1

5.4 Previous Archaeological Investigations

5.4.1 There are no records for previous archaeological investigations recorded within the study site. There are 43 records of archaeological 'events' within a 500m search area around the study site. Immediately west of the study site, an archaeological evaluation was undertaken in 1999 at the Castle Brewery site (ENT3627), and an archaeological excavation was undertaken c. 50m north-west of the study site in 1990 (ENT3622).

5.5 Prehistoric and Roman Periods (c. 9500 BC–c. AD 410)

5.5.1 There is no recorded evidence for prehistoric period activity within the study site or search area.

- 5.5.2 There is no recorded evidence for Roman period activity within the study site, and five records for Roman period activity within the search area.
- 5.5.3 Newark is located on the route of a major Roman road, the Fosse Way, linking Exeter in the south-west with Lincoln in the north-east. The Fosse Way runs along the eastern banks of the River Trent, c. 550m to the north-west of the study site.
- 5.5.4 The HER contains three records of Roman coin findspots within the search area; a Roman coin from Bowbridge Lane, c. 500m south of the study site (MNT3019), two late Roman coins were chance finds in the Municipal Gardens between Balderton Gate and London Road, c. 200m north of the study site (MNT8435), and a Roman coin was found in Robin Hood Yard, c. 350m north-west of the study site (MNT5641).
- 5.5.5 Excavations in 1976 at the Rampart at Old White Hart Yard recorded Roman pottery of probable 2nd century date, c. 450m north of the study site (MNT8713), and a Roman lamp was recorded as a chance find on the site of the Cromwell Brewery, c. 500m north-east of the study site (MNT5766).
- 5.5.6 The absence of prehistoric period activity in the search area indicates that the site has a low archaeological potential for prehistoric evidence. During the Roman period the study site lay at least 500m south-east of the Fosse Way and would have been unlikely to have been occupied. Therefore, it is considered that there is a low potential for the survival of remains of in situ prehistoric and/or Roman period date within the study site, and these would be of low/local significance.

5.6 Medieval Period (c. AD 410–c. 1540)

- 5.6.1 There is no recorded evidence for medieval activity within the study site.
- 5.6.2 A charter of 664 AD records Newark as granted to the Abbey of Peterborough by King Wulfhere of Mercia. The place-name Newark is attested in the cartulary of Eynsham Abbey in Oxfordshire, where it appears as "Newercha" in about 1054–1057 and "Niweweorche" in about 1075–1092. Newark appears as "Newerche" in the Domesday Survey of 1086, meaning 'New fort'.
- 5.6.3 The only early medieval records within the search area comprise Saxo-Norman pottery, a pit and post-hole dating to the 10th to 13th centuries, recorded during excavations at the Old White Hart, c. 450m north of the study site (MNT11575) and (MNT11571).
- 5.6.4 A large number of medieval artefacts, structures and archaeological features are recorded on the HER within the search area to the north of the study site within the medieval town of Newark.
- 5.6.5 A surviving fragment of Newark's medieval town wall was recorded at Lombard Street, c. 400m north-west of the study site (MNT5618). Three courses of masonry were recorded constructed on the crest of a bank which formed part of the town's medieval defences. Pottery from the rampart dated to between 1200-1220.

- 5.6.6 A metalled medieval road surface was recorded at the Saracen's Head Yard, c. 400m north of the study site, successive layers were recorded (MNT17162).
- 5.6.7 The site of the East Bar, a former medieval town gate, is located c. 500m north of the study site (MNT3746).
- 5.6.8 Evidence of medieval buildings and occupation activity have been recorded to the north of the study site. Medieval foundations, a hearth, postholes and a wall were recorded at the Old White Hart (MNT11576). Medieval trenches for stone foundations (MNT11572) and further walls (MNT11573) were also recorded. Excavations in 1976 on the Old White Hart site recorded a stone wall to 10 courses high comprising a wall and rampart (MNT5617) c. 450m north of the study site.
- 5.6.9 A medieval building and a pit dating to the 13th century are recorded from St Mark's Lane, c. 500m north-west of the study site.
- 5.6.10 Medieval wall foundations, a hearth and a pit were recorded during archaeological excavations at 45 Balderton Gate, c. 400m north-east of the study site (MNT11412).
- 5.6.11 A large medieval pit was recorded during archaeological evaluation at the Robin Hood Hotel, c. 350m north-west of the study site.
- 5.6.12 Medieval pottery was recovered during archaeological evaluation at Wesley House, c. 500m north-east of the study site (MNT12234).
- 5.6.13 A 13th century coin hoard is recorded as being found at Albert Street in 1881, c. 250m north-west of the study site (MNT3609).
- 5.6.14 The Scheduled Monument, Standing Cross known as Beaumont Cross, has been moved from its original location at the junction of Lombard Street, Carter Gate, Portland Street and London Road and now stands off London Road in Beaumont Gardens, c. 35m north-west of the study site (MNT3088) (NHLE1012880). It includes the socle and shaft of a medieval standing cross standing on a modern calvary of four octagonal steps. There is recorded evidence to suggest that it is a memorial to Viscount Beaumont, erected by his widow following his death at the Battle of Towmont 1461.
- 5.6.15 The study site is located at least 350m south-east of the south-eastern corner of medieval Newark's town walls at Lombard Street and Carter Gate. During the medieval period, the study site lay within the agricultural hinterland of Newark. Therefore, there is a low potential for remains of a medieval date surviving in the study site, and any remains are considered to be of low/negligible significance.

5.7 Post-medieval and Modern Periods (c.1540 – Present)

- 5.7.1 There are no heritage assets of post-medieval date recorded within the study site. There is one modern record held on the HER within the study site, comprising the Grade II listed former Lilley & Stone school building in the north-east of the study site (MNT19611). The former school building is also Grade II listed (NHLE 1196275).

- 5.7.2 The majority of the heritage assets recorded within the search area relate to features identified from historic mapping within the post-medieval town of Newark, such as post-medieval and 19th century buildings and structures, and archaeological features recorded during building works to the north of the study site. These heritage assets are not considered to contribute to the understanding of the archaeological potential of the study site and will not be further assessed.
- 5.7.3 During the English Civil War, Newark was a Royalist stronghold and two major forts were built along the River Trent with a water-filled ditch surrounding the town. The study site lies outside the defensive Civil War ditch.
- 5.7.4 Archaeological excavations located c. 35m west of the study site recorded evidence of 18th century housing demolished to make way for the Castle Brewery (MNT25977). Demolition rubble dating to the 18th-19th centuries was also recorded (MNT11418).
- 5.7.5 The Ordnance Survey Drawing of 1814 shows the study site located to the south of London Road, to the south of the southern extent of the early 19th century town of Newark (Figure 3). The north of the study site appears to be occupied by buildings fronting London Road, and the remainder of the study site to the south comprises open fields.
- 5.7.6 The Newark-upon-Trent Tithe map of 1843 and accompanying award record the extreme east of the study site occupied by 'Houses, Yards, and Pasture', and a building is shown in the north-east of the study site fronting London Road (Figure 4). A series of fields are shown across the centre and west of the study site, and the only buildings comprise small outbuildings in the south-west of the site.
- 5.7.7 By 1886 the Ordnance Survey map shows an area of woodland in the west of the study site (Figure 5). The building in the north-east of the study site was demolished and cleared and a Vicarage is shown immediately east of the study site.
- 5.7.8 The former Lilley & Stone school building is Grade II listed (NHLE 1196275) and located in the north-east corner of the study site fronting London Road. The school building dates to 1898 with 20th century additions. The Jubilee School of Science and Art opened on 25th October 1900 on the north-east corner of the study site to mark Queen Victoria's Diamond Jubilee.
- 5.7.9 By 1900 these two buildings comprising the 'School of Science and Art' are shown on the Ordnance Survey map in the north of the study site fronting London Road (Figure 6).
- 5.7.10 In 1910, the School of Science and Arts became the Lilley & Stone School, a girls grammar school.
- 5.7.11 By 1920 a linear building is shown to the rear of the main school building and marked as 'High School' (Figure 7).

- 5.7.12 Between 1920 and 1965 a number of buildings were added in the north of the study site linking with the original school building marked as 'Lilley and Stone Girls High School' (Figure 8). Tennis courts were laid out in the centre and east of the study site and the fields and buildings in the south-west of the study site were replaced by 'Playing Fields'.
- 5.7.13 No further significant changes occurred to the study site between 1965 and 1981 (Figure 9).
- 5.7.14 The Lilley & Stone School became the Grove School in 1976 when the comprehensive system was brought in.
- 5.7.15 By 1993 additional small ancillary buildings were added in the north of the study site (Figure 10).
- 5.7.16 The Grove School became Newark High School in 1997.
- 5.7.17 The main school closed in 2008 but a sixth form continued until the whole site closed in 2016, and the school buildings have remained vacant.
- 5.7.18 Between 1993 and 2020 a car park and a building were added in the north-west of the study site, two buildings were added in the centre of the study site, and a large Astro turf pitch was constructed in the south of the site (Figure 11).
- 5.7.19 During the post-medieval period the centre and south of the study site was undeveloped and possibly used for agricultural or horticultural purposes. The north of the study site appears to have been occupied by buildings fronting London Road during the 18th century, before these buildings were demolished in the 19th century and replaced by the Lilley & Stone School in 1900. Therefore, it is considered that there is a moderate potential for remains of post-medieval buildings in the north of the study site to survive outside the footprint of the existing school buildings, and a low potential for any sub-surface remains of post-medieval or modern date to survive in the centre and south of the study site. It is considered that any remains of buildings in the north of the study site, or agricultural/horticultural evidence would be no greater than local/negligible significance.

6 Assessment of Significance

- 6.1.1 Paragraph 194 of the NPPF states that planning decisions should be based on the significance of the archaeological asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 6.1.2 It is recognised that not all parts of an archaeological asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes

an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 194, NPPF 2021) is therefore fundamental to understanding the scope for and acceptability of change.

6.2 Designated Heritage Assets

6.2.1 The study site does not contain any designated archaeological assets. A Scheduled Standing Cross known as the Beaumont Cross is located c. 35m to the north-west of the study site.

6.2.2 It is considered that the study site makes no contribution to the significance of the designated archaeological asset and, therefore, the proposed development will not have impacts upon the significance and setting of any designated archaeological assets.

6.3 Potential Sub-Surface Archaeological Remains

6.3.1 The limited evidence in the surrounding 500m search area suggests that there is a low potential for the survival of in situ or residual prehistoric and Roman period remains on the study site. There is no evidence to suggest the presence of any remains of a greater than local significance, based on the criteria used in this assessment.

6.3.2 Due to the site's location outside the medieval town of Newark, it is considered there is a low potential for medieval remains to survive, which would be of negligible significance. A moderate potential is identified for post-medieval structures to survive outside the footprint of existing 20th century buildings fronting London Road in the north of the study site, and a low potential for any sub-surface remains of post-medieval or modern date to survive in the centre and south of the study site. Any remains would be of local/negligible significance.

7 Impact Assessment

7.1 Proposed Development

7.1.1 The proposed residential redevelopment of the site will comprise the demolition of a number of 20th century buildings at the school site (Appendix 2), and the conversion of Blocks 1-3 including the Grade II listed former Lilley & Stone school building (Block 2) into flats (Appendix 3). In addition, 114 new dwellings are proposed to be built on the centre and south of the site (Appendix 3). The school buildings in the north of the study site will be retained, and access is proposed from London Road in the north and Harewood Avenue in the south-west of the site.

7.1.2 The formal description of the development is as follows:

Hybrid planning application seeking full permission for the demolition of existing buildings, conversion of 3 no. retained heritage buildings to provide 32 apartments and erection of

43 new dwellings including access, parking and landscaping; and outline planning permission of the erection of up to 64 new dwellings (all matters reserved except access).

7.2 Previous Impacts

7.2.1 Based on recorded archaeological evidence and historic mapping, it is likely that the study site has remained undeveloped agricultural land since at least the medieval period. The north of the study site appears to have been occupied by buildings fronting London Road which were demolished in the 19th century and replaced by school buildings by 1900. Any surviving remains of post-medieval buildings are likely to have been removed within the footprint of the modern school buildings which contain small basements. Phases of development throughout the 20th century would have had a further negative archaeological impact, particularly in the north of the study site where the school buildings were located. The construction of the Astro turf pitch in the centre of the study site would have had a negative archaeological impact, and is likely to have removed deposits within its footprint.

7.3 Designated Heritage Assets

7.3.1 The development proposals will have no impact on any designated archaeological assets.

7.4 Potential Sub-Surface Archaeological Remains

7.4.1 Due to the cumulative archaeological impacts of phases of post-medieval and modern construction and demolition, it is considered that there is a low archaeological potential for remains pre-dating the post-medieval period to survive in the north of the study site. Remains of post-medieval buildings are considered unlikely to survive within the footprint of 20th century development in the north of the study site. Any surviving post-medieval remains on the London Road frontage of the study site are unlikely to be impacted as the school buildings here will be retained. It is considered that any remains of buildings in the north of the study site would be of greater than local/negligible significance.

7.4.2 There is a low potential for the survival of sub-surface features relating to medieval or post-medieval agricultural or horticultural activity in the centre and south of the study site, which could be impacted by the proposed development, but any such remains would be considered to be of local/negligible significance.

8 Conclusions

8.1.1 This archaeological desk-based assessment draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of land proposed for the redevelopment of former Lilley &

Stone school site in Newark, Nottinghamshire. This assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.

- 8.1.2 This assessment has established there are no designated archaeological assets in the study site and that the proposed development will have no impact upon any designated archaeological assets in the surrounding area.
- 8.1.3 The available archaeological records, suggest that there is a low potential for the survival of prehistoric, Roman and medieval remains within the study site. Any surviving remains are considered to be of local/negligible significance.
- 8.1.4 The study site is likely to have remained undeveloped land to the south-east of the medieval town of Newark through the medieval and early post-medieval periods. The north of the study site fronting London Road is considered to have potential for later post-medieval buildings, considered to be of local/negligible significance. However, phases of demolition and construction in the 19th and 20th centuries would have had a negative archaeological impact on remains pre-dating the modern period within the footprint of existing school buildings in the north and centre of the study site.

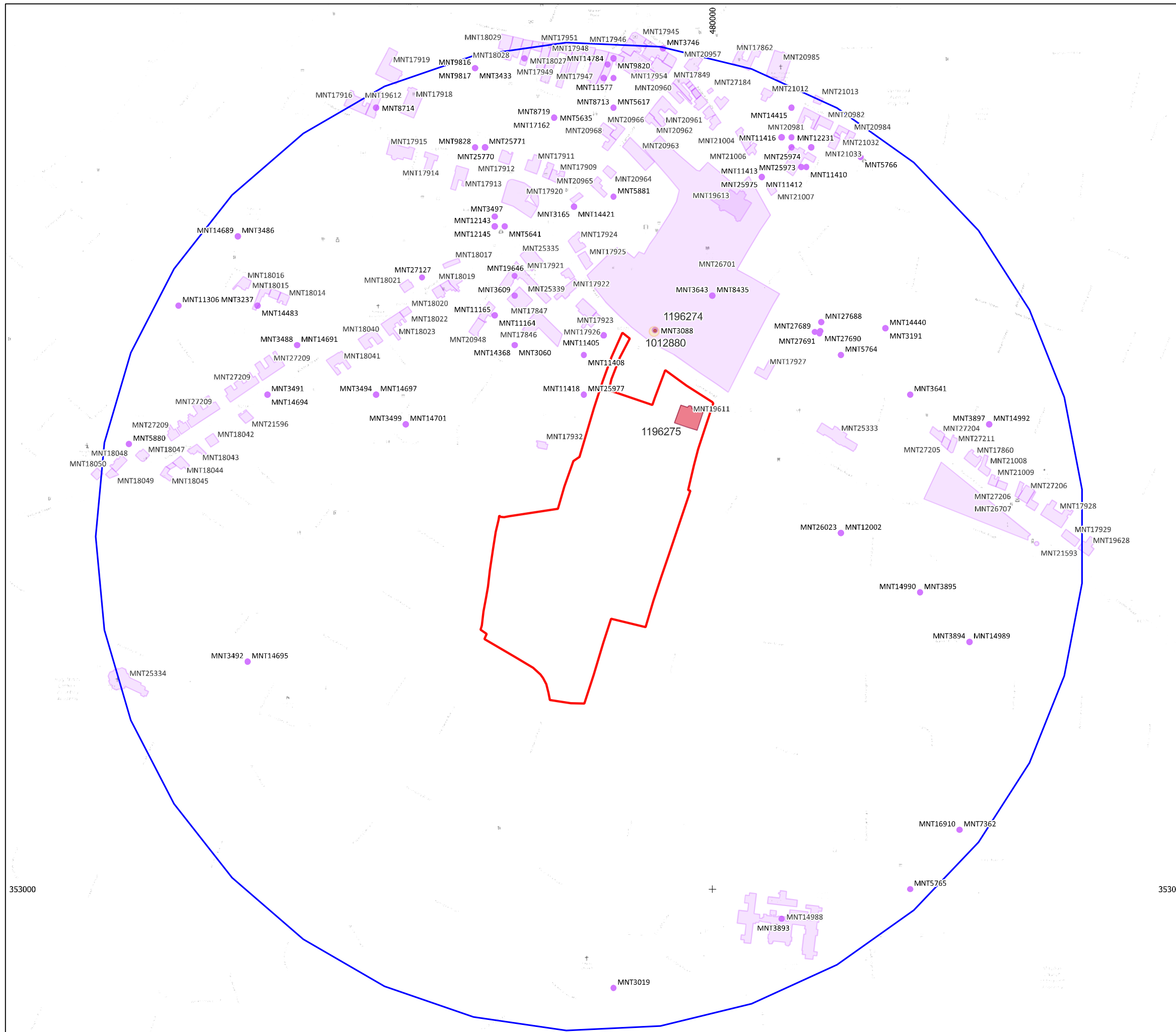
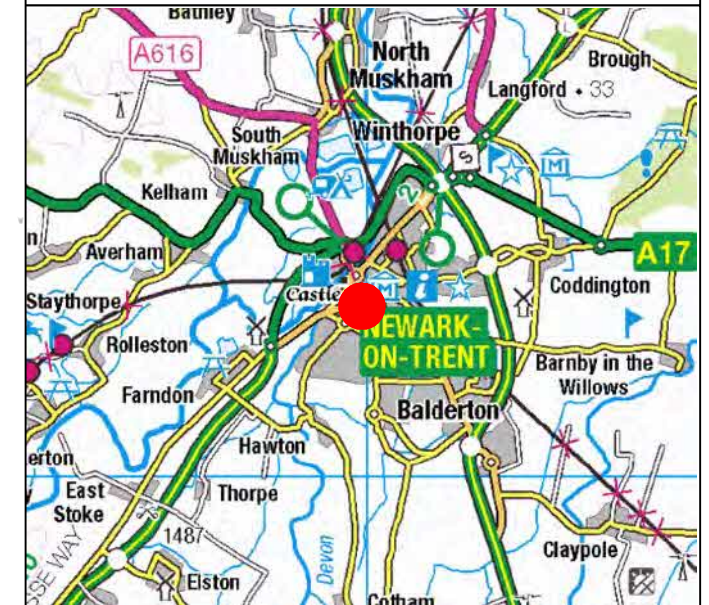
9 References

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Historical Mapping

- Extract from the Ordnance Survey Drawing of 1814
- Extract from the Newark upon Trent Tithe Map 1843
- Extract from the Ordnance Survey 1:2,500 scale map of 1886
- Extract from the Ordnance Survey 1:2,500 scale map 1900
- Extract from the Ordnance Survey 1:2,500 scale map of 1920
- Extract from the Ordnance Survey 1:1,250 scale map of 1965
- Extract from the Ordnance Survey 1:1,250 scale map of 1981
- Extract from the Ordnance Survey 1:1,250 scale map of 1993
- Google Earth Satellite image of study site (Google 2020)

Figures



- Study Site
- Study Area
- HER 'Monuments' polygon records
- HER 'Monuments' point records
- NHLE Scheduled Monument records
- NHLE Listed Building records

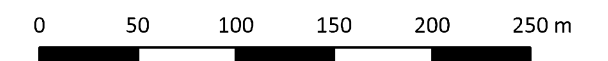






Figure 1. The study site and search area with the location of HER 'Monument' records and NHLE records



-  Study Site
-  Study Area
-  HER 'Events' point records
-  HER 'Events' polygon records

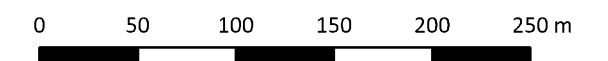
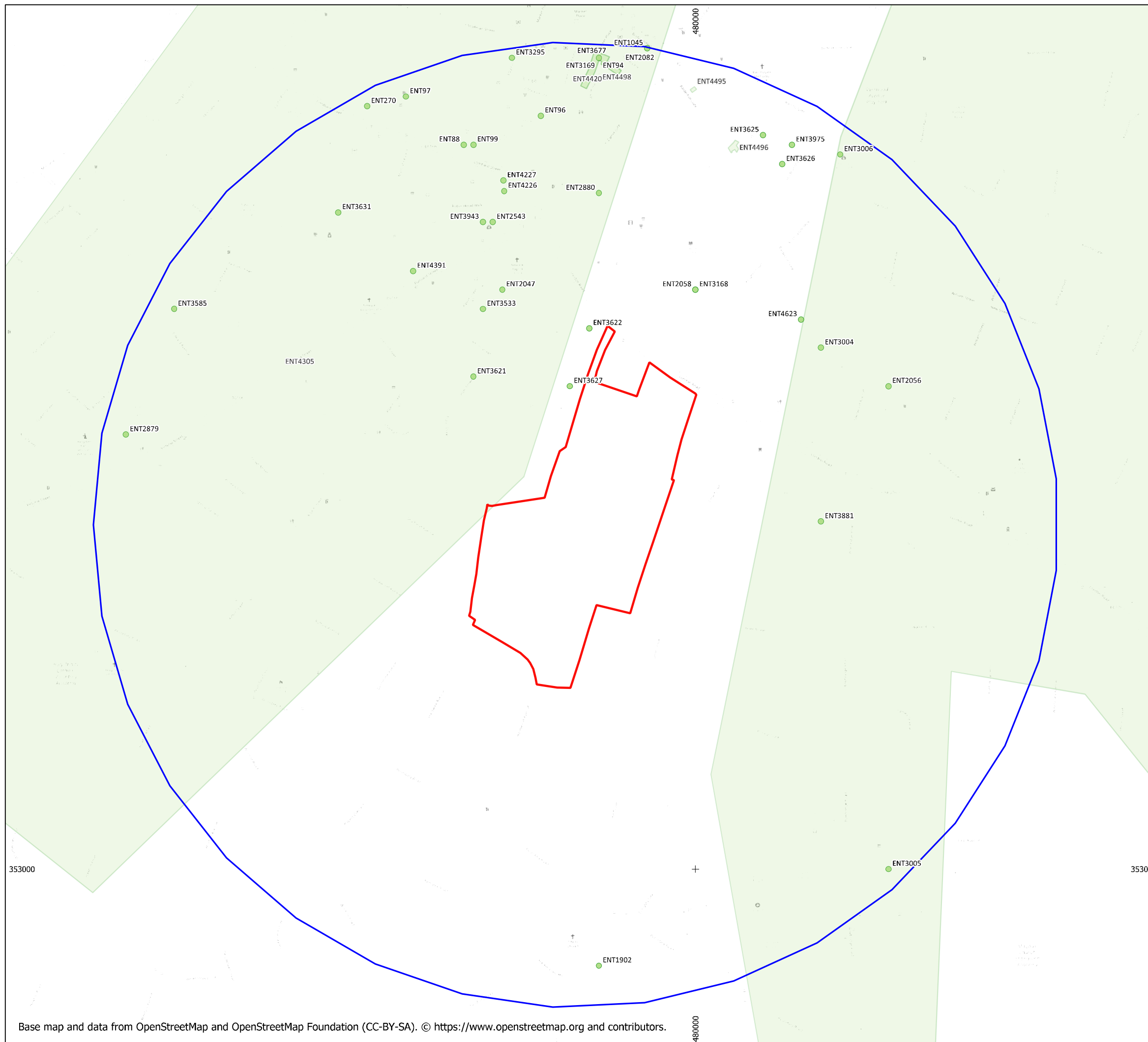
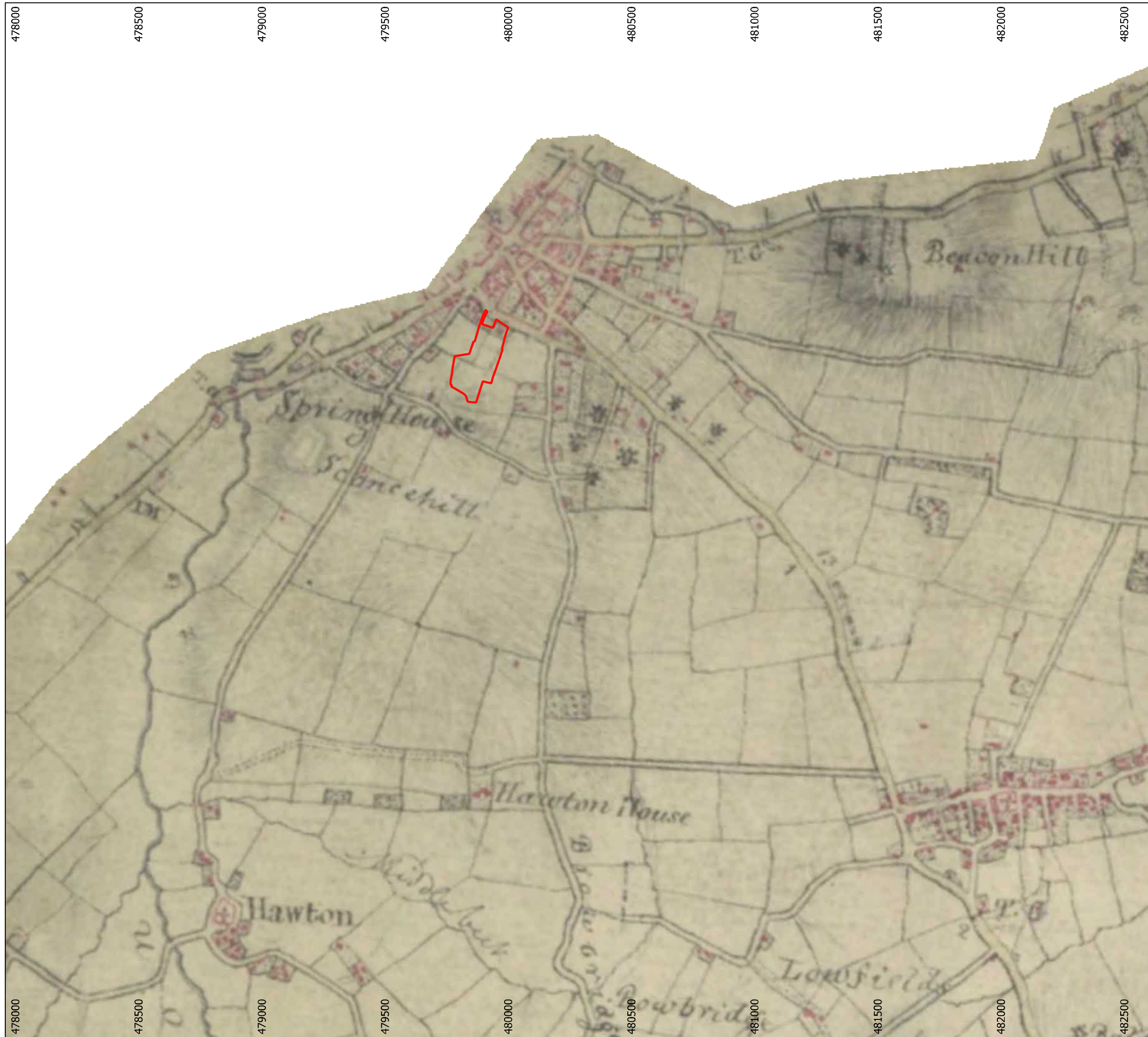


Figure 2. The study site and search area with the location of HER 'Event' records






Study Site



0 200 400 600 800 1,000 m

Figure 3. Extract from the 1814 Ordnance Survey Drawing

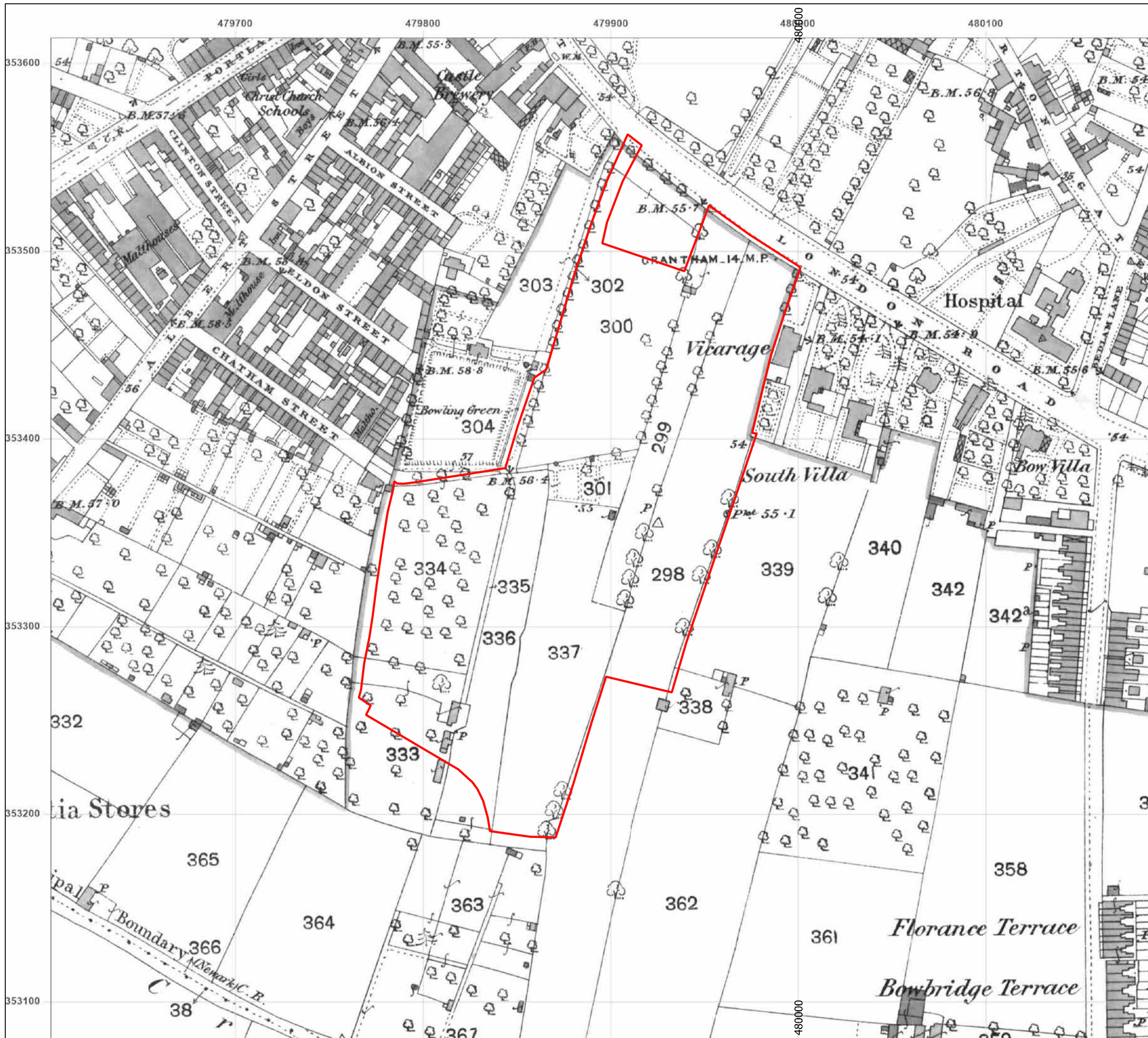


 Study Site



0 50 100 150 m

Figure 4. Extract from the Newark-upon-Trent Tithe Map 1843



Study Site

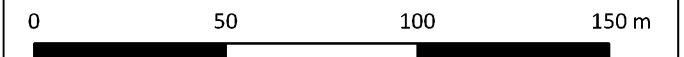
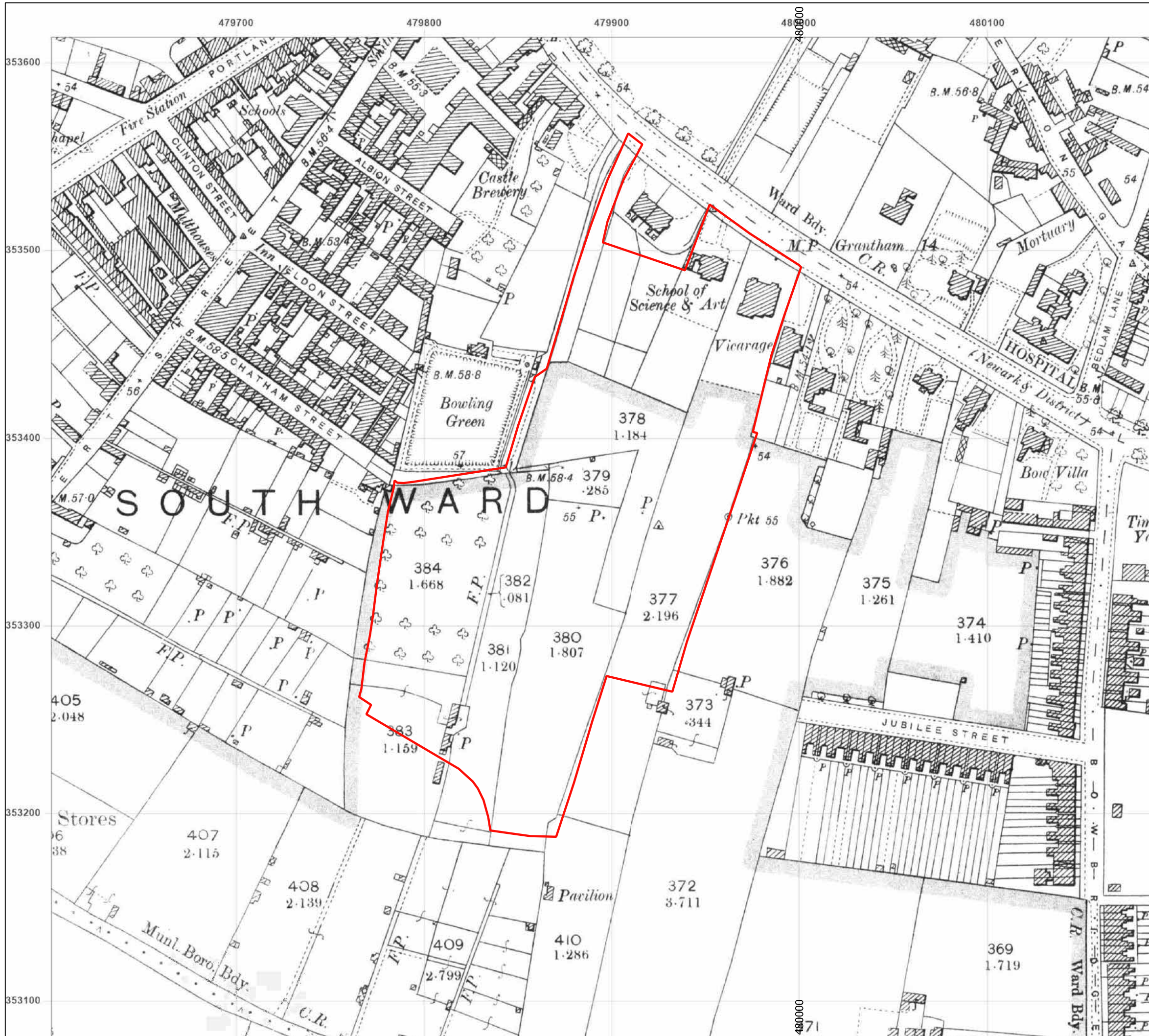



Figure 5. Extract from the Ordnance Survey 1:2,500 scale map of 1886



 Study Site

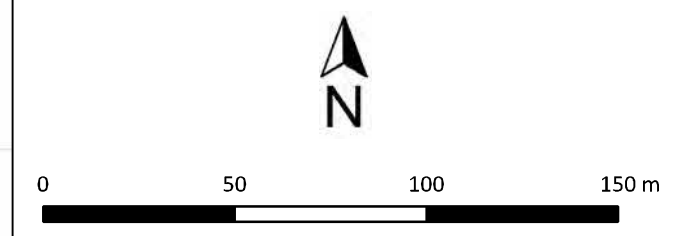
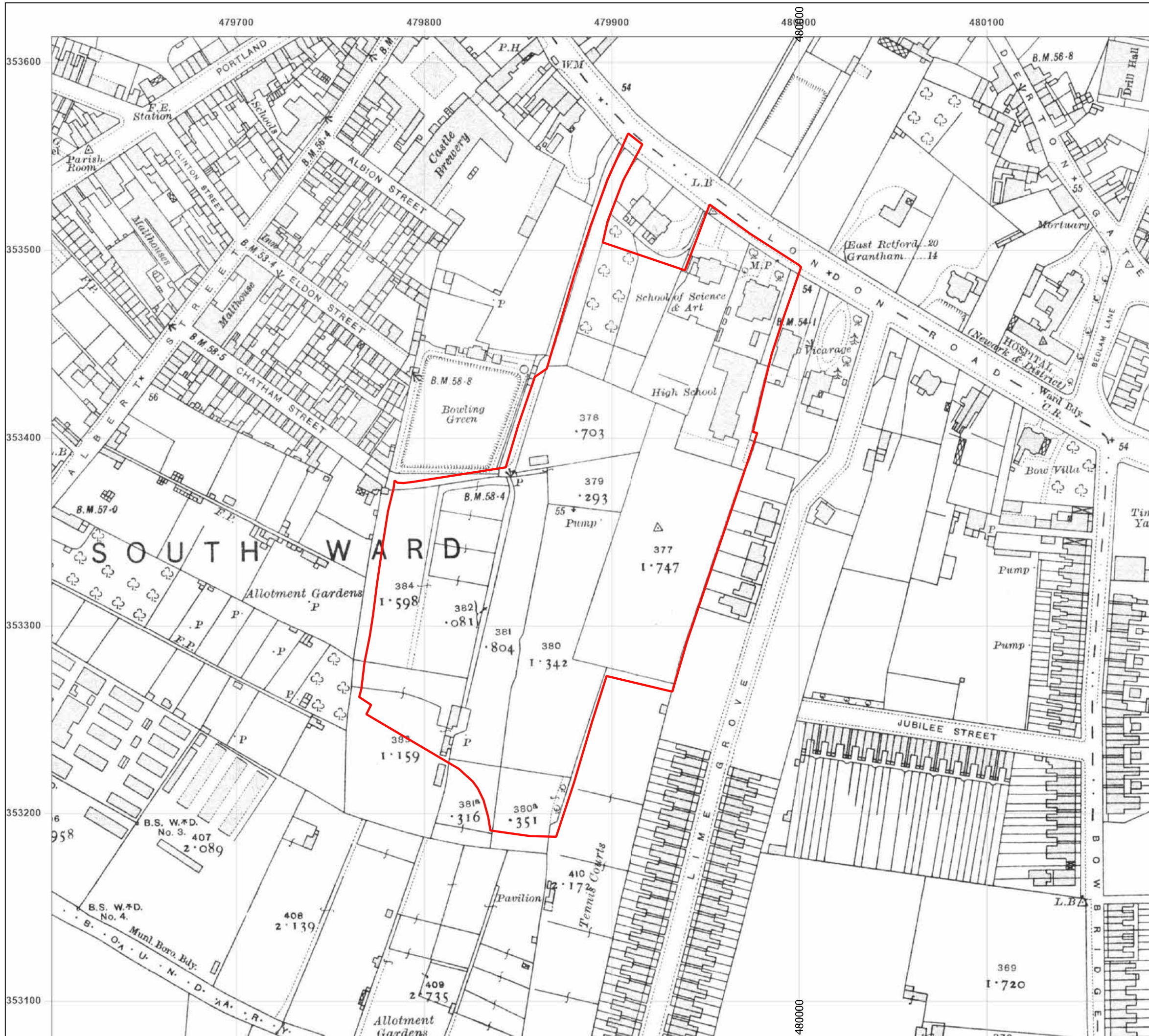


Figure 6. Extract from the Ordnance Survey 1:2,500 scale map of 1900



Study Site

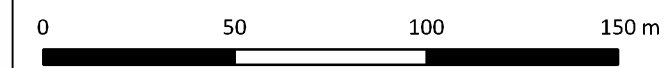
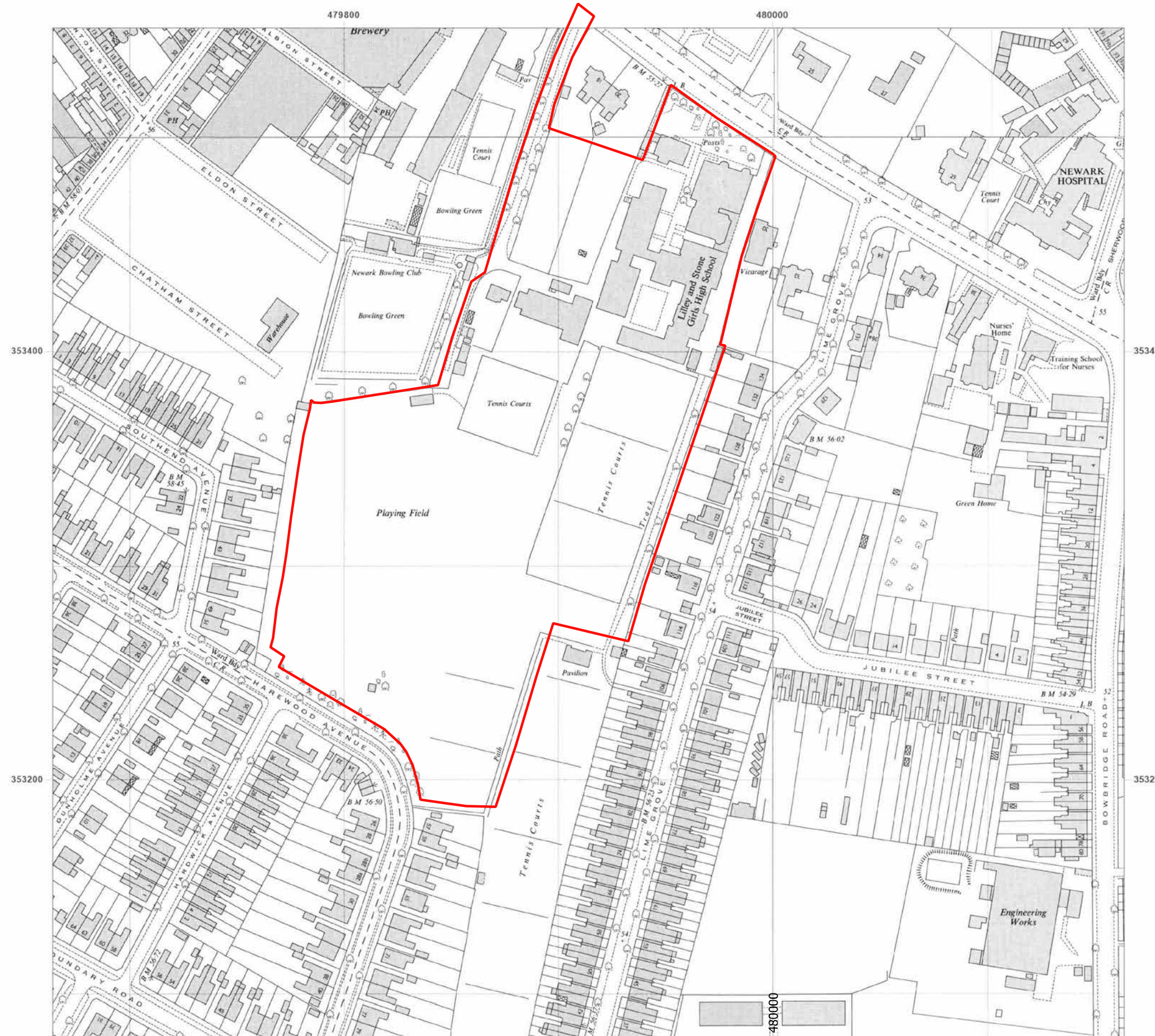



Figure 7. Extract from the Ordnance Survey 1:2,500 scale map of 1920



 Study Site

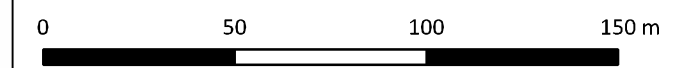



Figure 8. Extract from the Ordnance Survey 1:1,250 scale map of 1965



 Study Site

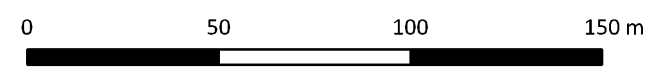
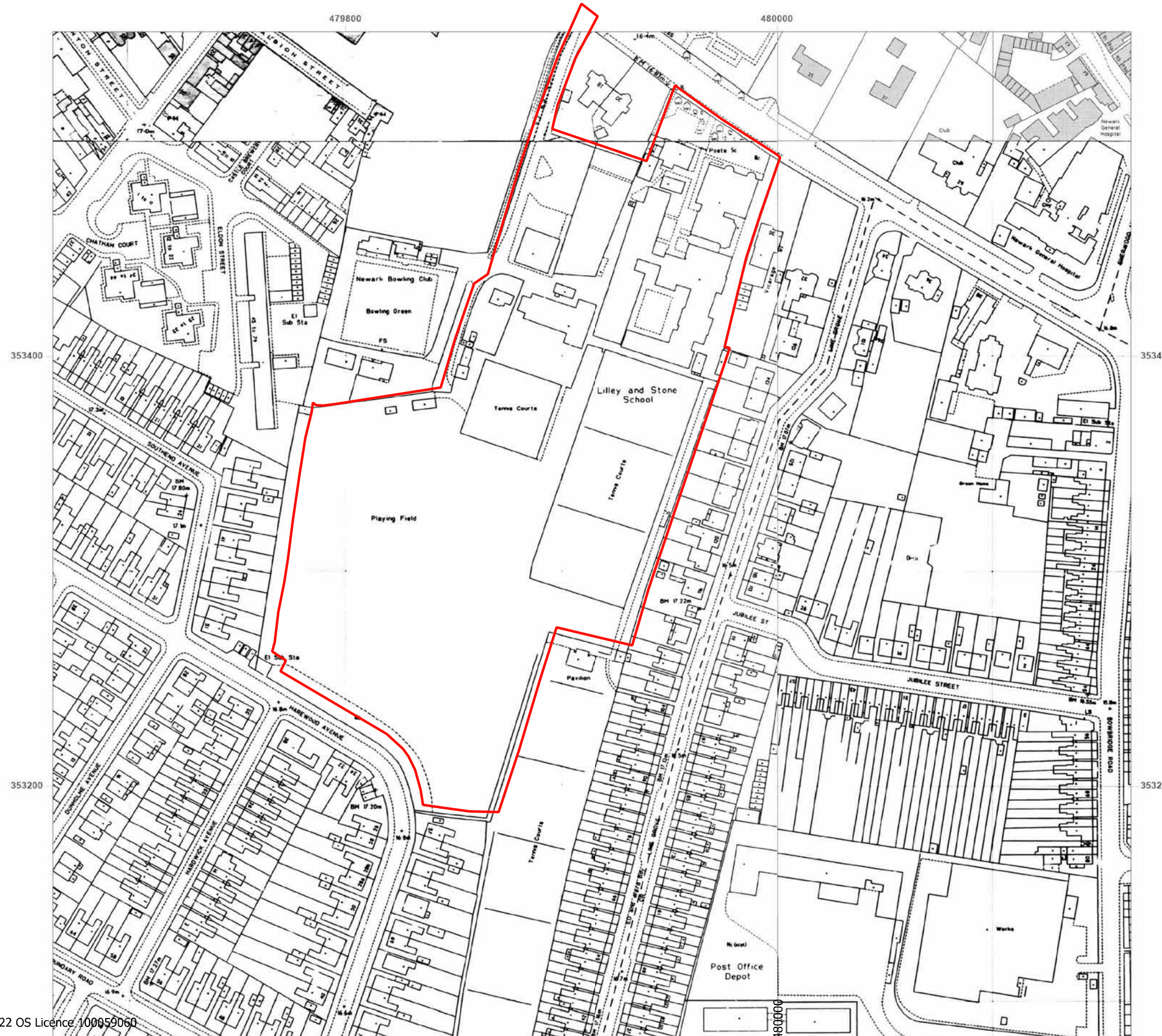



Figure 9. Extract from the Ordnance Survey 1:1,250 scale map of 1881



 Study Site

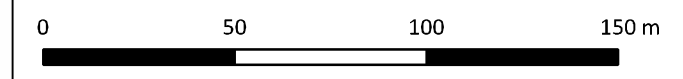


Figure 10. Extract from the Ordnance Survey 1:1,250 scale map of 1993



 Study Site



0 50 100 150 m

Figure 11. Google Earth Satellite image of study site (Google 2020)

Plates



Plate 1. Frontage of the former Lilley & Stone School building (Block 2) Grade II Listed building, facing south-east across London Road, showing the northern boundary of the study site



Plate 2. View across London Road, north-westwards towards Beaumont Gardens, from the first floor of the former school building

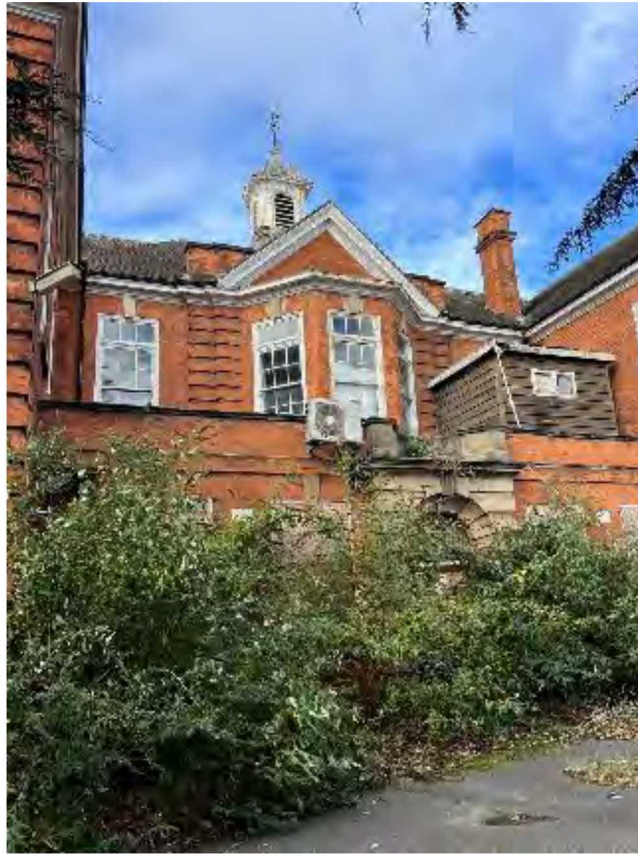


Plate 3. View of the 1910s addition to the school (Block 3), facing west



Plate 4. View of the frontage of the former headteacher's house (Block 1), facing south-west across London Road



Plate 5. View of the rear of the former school buildings, facing north-east from the centre of the study site



Plate 6. View from the centre of the study site towards the former playing fields in the south



Plate 7. View from the eastern boundary of the study site, north towards London Road



Plate 8. View from the north-west of the study site, westwards across the former car park



Plate 9. View south-westwards across the former Astro turf pitch in the south of the study site



Plate 10. View westwards along the north of the former Astro turf pitch, in the south of the study site

Appendix 1: Gazetteer

The following table provides details of heritage assets recorded on the Nottinghamshire HER for within 500m of the study site. These have been listed in order of their reference numbers, and their locations are marked on Figures 1-2.

Ref.	Name	Description	NGR	Designation	Period
HER 'monument' records:					
MNT3019	Findspot	Roman Coin From Newark	479900,352900		Roman
MNT3060	Building	James Hole / Castle Brewery, Albert Street	479799,353549		Modern
MNT3088	Structure	Structure Of Cross At Newark	479942,353565		Medieval
MNT3147	Map Depiction	Map Depiction Of Brewery At Newark	480069,353759		Modern
MNT3159	Building	Building At 22-26 Barnby Gate, Newark	480079,353789		Modern
MNT3165	Building	Building At 43 Carter Gate, Newark	479859,353689		Modern
MNT3191	Wall	Building At Newark	480174,353567		Modern
MNT3237	Building	Building Complex At Newark	479539,353589		Modern
MNT3433	Building; Pit	Medieval Features At St Mark's Lane, Newark	479760,353829		Medieval
MNT3486	Map Depiction	Map Depiction Of Timber Yard At Newark	479520,353659		Modern
MNT3488	Building	Building At Newark	479580,353549		Modern

Ref.	Name	Description	NGR	Designation	Period
MNT3491	Map Depiction	Map Depiction Of Smithy, Newark	479549,353500		Modern
MNT3492	Map Depiction	Map Depiction of Warehouse, Newark	479529,353229		Modern
MNT3494	Building	Building Complex At Newark	479660,353500		Modern
MNT3497	Map Depiction	Map Depiction Of Malthouses, Lombard Street, Newark	479780,353679		Modern
MNT3499	Map Depiction	Map Depiction Of Malthouse, Albert Street, Newark	479689,353469		Modern
MNT3609	Coin Hoard	Coin Hoard From Newark	479799,353600		Medieval
MNT3641	Coin Hoard	Post Medieval Coin Hoard From Newark	480199,353500		Post Medieval
MNT3643	Artefact Scatter	Medieval Coins From Newark	479999,353600		Medieval
MNT3645	Wing	Front Range Of The Old White Hart Inn, Newark	479900,353840		Medieval to Post Medieval
MNT3746	Structure	Site Of East Bar, Newark	479949,353850		Medieval
MNT3893	Map Depiction	Map Depiction Of Workhouse At Newark	480069,352970		Modern
MNT3894	Map Depiction	Map Depiction Of Windmill At Newark	480259,353250		Modern
MNT3895	Map Depiction	Map Depiction Of Saw Mills And Timber Yards At Newark	480209,353299		Modern
MNT3897	Building	Building At Newark	480279,353469		Modern

Ref.	Name	Description	NGR	Designation	Period
MNT5617	Rampart; Wall	Wall And Rampart, By Old White Hart Yard, Newark	479900,353789		Medieval
MNT5618	Rampart; Wall	Rampart And Wall At Lombard Street, Newark	479770,353749		Medieval
MNT5619	Pit; Wall	Pits And Wall At 38 Lombard Street, Newark	479660,353789		Post Medieval to Modern
MNT5635	Building; Pit	Post Medieval Features At The Saracen's Head Yard, Newark	479840,353780		Post Medieval
MNT5641	Findspot	Roman Coin From Robin Hood Yard, Newark	479790,353670		Roman
MNT5764	Artefact Scatter	Bones From Balderton Gate, Newark	480129,353539		Unknown
MNT5765	Findspot	C16 Horseshoe From Newark	480199,353000		Medieval to Post Medieval
MNT5766	Findspot	Roman Lamp From Newark	480149,353740		Roman
MNT5880	Artefact Scatter	Tobacco Pipes From Heaton's Yard, Newark	479409,353449		Modern
MNT5881	Findspot	Post-Medieval Jug From Newark	479900,353700		Post Medieval
MNT7362	Map Depiction	Map Depiction Of Windmill, Earp Avenue, Newark	480249,353059		Modern
MNT8435	Artefact Scatter	Roman Coins From Newark	479999,353600		Roman
MNT8436	Artefact Scatter	Post Medieval Finds From The Old White Hart Inn At Newark	479900,353840		Medieval to Post Medieval
MNT8713	Findspot	Roman Pottery From Rampart, Old White Hart Yard, Newark	479900,353789		Roman

Ref.	Name	Description	NGR	Designation	Period
MNT8714	Artefact Scatter	Medieval Finds From 38 Lombard Street	479660,353789		Medieval
MNT8719	Metalling	Medieval Features At The Saracen's Head Yard, Newark	479840,353780		Medieval
MNT9816	Building; Pit	Late Medieval Features At St Mark's Lane, Newark	479760,353829		Medieval to Post Medieval
MNT9817	Cellar; Artefact Scatter	Post Medieval Features, St Mark's Lane	479760,353829		Post Medieval to Modern
MNT9820	Wing	South (Rear) Wing Of The Old White Hart Inn, Newark	479900,353840		Medieval to Post Medieval
MNT9821	Wing	East Wing Of The Old White Hart Inn, Newark	479900,353840		Medieval
MNT9822	Findspot	Medieval Finds From The Old White Hart In Newark	479900,353840		Medieval
MNT9826	Structure	Structure Of Lime Kilns At Lombard Street, Newark	479770,353749		Post Medieval
MNT9827	Pit; Wall; Cess Pit	C16 & C17 Features At Lombard Street, Newark	479770,353749		Post Medieval
MNT9828	Building; Pit; Post Hole; Foundation	Post Medieval Features At Lombard Street, Newark	479760,353749		Medieval to Post Medieval
MNT11164	Pit	Medieval pit at Albert Street, Newark	479780,353579		Medieval
MNT11165	Ditch	Ditch at Albert Street, Newark	479780,353579		Post Medieval
MNT11306	Inhumation	Inhumations at Edward Avenue, Newark	479460,353589		Medieval to Post Medieval

Ref.	Name	Description	NGR	Designation	Period
MNT11405	Findspot	Medieval pottery from London Road, Newark	479890,353560		Medieval
MNT11406	Pit; Artefact Scatter	Post medieval layers, features and finds at London Road, Newark	479890,353560		Post Medieval
MNT11407	Pit	Pit near London Road, Newark	479890,353560		Post Medieval
MNT11408	Ditch	Post medieval ditch at London Road, Newark	479869,353539		Post Medieval to Modern
MNT11410	Wall	Wall at Guildhall Street, Newark	480094,353729		Medieval to Post Medieval
MNT11411	Map Depiction	Map depiction of Burial ground at Newark	480079,353749		Modern
MNT11412	Building; Hearth; Pit; Foundation	Wall foundations and pit at Balderton Gate, Newark	480050,353719		Medieval
MNT11413	Building; Foundation	Post medieval / modern features, trench A, Balderton Gate, Newark	480050,353719		Post Medieval to Modern
MNT11414	Pit	Medieval pit at Balderton Gate, Newark	480050,353719		Medieval
MNT11415	Pit; Gully	Medieval pits and features in trench B, Balderton Gate, Newark	480069,353759		Medieval
MNT11416	Pit	Post medieval industrial pits in trench B, Balderton Gate, Newark	480069,353759		Post Medieval
MNT11417	Pit	Post medieval / modern pits at Balderton Gate, Newark	480069,353759		Post Medieval to Modern
MNT11418	Cellar; Artefact Scatter	Demolition rubble from C18 - C19 cellars from Castle Brewery site, Newark	479869,353500		Post Medieval to Modern
MNT11504	Artefact Scatter	Post medieval / modern finds from The Governor's House, Newark	479809,353840		Post Medieval to Modern

Ref.	Name	Description	NGR	Designation	Period
MNT11571	Pit; Post Hole; Artefact Scatter	Saxo-Norman phases at the Old White Hart, Newark	479900,353840		Early Medieval to Medieval
MNT11572	Wall	Medieval stone foundations (Phase 2) at the Old White Hart, Newark	479900,353840		Medieval
MNT11573	Wall	Medieval walls (Phase 3) at The Old White Hart, Newark	479900,353840		Medieval
MNT11574	Wall	Medieval foundations of the South Range, The Old White Hart, Newark	479900,353840		Medieval
MNT11575	Artefact Scatter	Saxo-Norman artefacts from The Old White Hart, Newark	479890,353819		Early Medieval to Medieval
MNT11576	Pit; Post Hole; Wall	Medieval foundations and other features at The Old White Hart, Newark	479890,353819		Medieval
MNT11577	Pit; Wall	Medieval oven and foundations at The Old White Hart Newark	479890,353819		Medieval
MNT11578	Artefact Scatter	Charred grain and straw at the Old White Hart, Newark	479900,353819		Medieval
MNT11579	Artefact Scatter	Terminal phalanx of human hallux and other artefact from the Old White Hart, Newark	479900,353840		Modern
MNT12002	Well; Well Shaft (Ncc)	Modern well at 2, Bowbridge Road, Newark	480129,353360		Modern
MNT12143	Pit	Medieval pit in Trench 2 at Robin Hood Hotel, Newark	479780,353670		Medieval
MNT12144	Gully	Post medieval gully in Trench 2, Robin Hood Hotel, Newark	479780,353670		Post Medieval
MNT12145	Floor; Drain; Layer	Post medieval / modern features in trenches 1, 2 and 3, Robin Hood Hotel, Newark	479780,353670		Post Medieval to Modern

Ref.	Name	Description	NGR	Designation	Period
MNT12231	Inhumation; Artefact Scatter	C19 grave stones and inhumation at Wesley House, Newark	480079,353759		Modern
MNT12232	Pit; Wall; Findspot; Layer	Post medieval or modern walls in Trench 2, Wesley House, Newark	480100,353749		Post Medieval to Modern
MNT12233	Pit	Post medieval pit in Trench 2, Wesley House, Newark	480100,353749		Post Medieval
MNT12234	Artefact Scatter	Medieval pottery from Trench 2, Wesley House, Newark	480100,353749		Medieval
MNT14368	Brewery	James Hole / Castle Brewery, Albert Street	479799,353549		Modern
MNT14407	Brewery; Maltings	Devon Brewery At Newark	480069,353759		Modern
MNT14415	Office?	Office Building At 22-26 Barnby Gate, Newark	480079,353789		Modern to Unknown
MNT14421	Factory?	Factory At 43 Carter Gate, Newark	479859,353689		Modern
MNT14440	Warehouse	Richards (Newark) Ltd	480174,353567		Modern
MNT14483	Workshop	Britannia Works; Pelham Mews, Newark	479539,353589		Modern
MNT14689	Timber Yard	Timber Yard At Newark	479520,353659		Modern
MNT14691	Factory	Cooper & Co Factory At Newark	479580,353549		Modern
MNT14694	Blacksmiths Workshop	Smithy On Victoria Street, Newark	479549,353500		Modern
MNT14695	Warehouse	Warehouse At Newark	479529,353229		Modern

Ref.	Name	Description	NGR	Designation	Period
MNT14697	Malt House	Britannia Warehouse At Newark	479660,353500		Modern
MNT14700	Malt House	Malthouse At Lombard Street, Newark	479780,353679		Modern
MNT14701	Malt House	Malthouse At Albert Street, Newark	479689,353469		Modern
MNT14784	Inn	Old White Hart Inn At Newark	479894,353833		Medieval to Modern
MNT14850	Town Gate	East Bar, Newark	479949,353850		Medieval to Modern
MNT14989	Windmill	Windmill At Newark	480259,353250		Modern
MNT14990	Saw Mill; Timber Yard	Saw Mills & Timber Yards At Newark	480209,353299		Modern
MNT14992	Malt House	Malthouse At Newark	480279,353469		Modern
MNT16910	Windmill	Windmill, Earp Avenue, Newark	480249,353059		Modern
MNT17162	Road	Medieval Road At The Saracen's Head Yard, Newark	479840,353780		Medieval
MNT19646	Brewhouse; Office	Office Range At Castle Brewery	479799,353620		Modern
MNT25770	Lime Kiln	Lime Kilns At Lombard Street, Newark	479770,353749		Post Medieval
MNT25771	Privy House?	Privy At Lombard Street, Newark	479770,353749		Post Medieval
MNT25973	Guildhall	Medieval Guildhall On Guildhall Street, Newark	480090,353729		Medieval to Post Medieval

Ref.	Name	Description	NGR	Designation	Period
MNT25974	Inhumation Cemetery	Methodist Burial Ground Near Guildhall Street, Newark	480079,353749		Modern
MNT25975	Building?	Medieval Building At Balderton Gate, Newark	480050,353719		Medieval to Post Medieval
MNT25976	Lead Working Site?	Post Medieval Lead Working Site At Balderton Gate, Newark	480069,353759		Post Medieval
MNT25977	House?	C18 Houses On The Castle Brewery Site, Newark	479869,353500		Post Medieval to Modern
MNT26023	Well	Modern Well At 2, Bowbridge Road, Newark	480129,353360		Modern
MNT27127		14-22 Portland Street, Newark (Demolished)	479706,353618		
MNT27688		Cobbled Yard Surface	480110,353573		
MNT27689		Stone Lined Well	480103,353563		
MNT27690		Brick Wall	480109,353564		
MNT27691		Brick Wall	480108,353561		
MNT14373	Cross	Beaumont Cross	479943, 353564		Medieval to Modern
MNT14988	Workhouse	Newark Union Workhouse	479660,353789		Modern
MNT17846	Brewery	Castle Brewery	479840,353780		Modern
MNT17847	Storehouse	Cask Store At Castle Brewery	479760,353829		Modern

Ref.	Name	Description	NGR	Designation	Period
MNT17849	Public House	The White Hind Public House	479760,353829		Post Medieval to Modern
MNT17860	House; Wall	South Parade Hotel And Attached Boundary Wall	479900,353840		Modern
MNT17861	House	Stella House	479900,353840		Modern
MNT17862	Hotel	Newark Royalist Hotel	479900,353840		Post Medieval to Modern
MNT17876	Methodist Chapel	Former Methodist Chapel (H & S Group Services Ltd.)	479770,353749		Modern
MNT17909	House	6 & 6A Lombard Street	479770,353749		Modern
MNT17910	House	8,8A,8B Lombard Street	479760,353749		Post Medieval to Modern
MNT17911	House	10 Lombard Street	479780,353579		Post Medieval to Modern
MNT17912	Beer House	12 Lombard Street	479780,353579		Post Medieval to Modern
MNT17913	House	Newark Area Health Authority Offices	479460,353589		Modern
MNT17914	House	Lombard House	479890,353560		Post Medieval to Modern
MNT17915	House	Potterdyke House	479890,353560		Post Medieval to Modern
MNT17916	House	Elmhurst Hotel (40-44)	479890,353560		Post Medieval to Modern
MNT17918	Church	Maurice Key Furnishings; Christ Church	479869,353539		Modern

Ref.	Name	Description	NGR	Designation	Period
MNT17919	Congregational Chapel	Newark Antiques Centre	480094,353729		Modern
MNT17920	House; Beer House	Robin Hood Hotel & Systems 80 Double Glazing	480079,353749		Post Medieval to Modern
MNT17921	House	8 London Road	480050,353719		Post Medieval to Modern
MNT17922	Public House; Outbuilding	Castle & Falcon Public House & Attached Outbuilding	480050,353719		Modern
MNT17923	House	12 & 14 London Road	480050,353719		Post Medieval to Modern
MNT17924	Inn	The Mail Coach Public House	480069,353759		Post Medieval to Modern
MNT17925	House	15-21 London Road	480069,353759		Post Medieval to Modern
MNT17926	House	Beaumont Cross House	480069,353759		Post Medieval to Modern
MNT17927	House	Abbeywood	479869,353500		Modern
MNT17928	House	39 & 41 London Road	479809,353840		Modern
MNT17929	House	43-49 (Odd) London Road	479900,353840		Modern
MNT17932	Sports Pavilion	Bowling Club House	479900,353840		Modern
MNT17945	Bank (Financial)	Midland Bank	479900,353840		Modern
MNT17946	House	31 & 32 Market Place	479900,353840		Post Medieval to Modern

Ref.	Name	Description	NGR	Designation	Period
MNT17947	House	36-39 (cons) Market Place	479890,353819		Modern
MNT17948	Coaching Inn	40 & 41 Market Place	479890,353819		Post Medieval to Modern
MNT17949	Coaching Inn	43 Market Place	479890,353819		Post Medieval to Modern
MNT17951	House	47 Market Place	479900,353819		Modern
MNT17952	House	46 Market Place	479900,353840		Post Medieval to Modern
MNT17954	Shop; House	THE ARCADE	480129,353360		Medieval to Modern
MNT18013	House	27 & 29 Pelham Street	479780,353670		Modern
MNT18014	House	23 & 25 Pelham Street	479780,353670		Modern
MNT18015	House; Stable	Pelham Mews Workshops	479780,353670		Modern
MNT18016	House	35 & 35a Pelham Street	480079,353759		Modern
MNT18017	House	6 & 8 Portland Street	480100,353749		Modern
MNT18018	House	15, 17 & 19 Portland Street	480100,353749		Modern
MNT18019	Public House	The Horse And Gears Public House	480100,353749		Modern
MNT18020	House	23 & 25 Portland Street	479799,353549		Modern

Ref.	Name	Description	NGR	Designation	Period
MNT18021	House	24, 24a & 24b Portland Street	480069,353759		Modern
MNT18022	House	33 & 35 Portland Street	480079,353789		Modern
MNT18023	Terrace	37-43 (Odd) Portland Street	479859,353689		Modern
MNT18027	House	Governor's House	480174,353567		Medieval to Modern
MNT18028	House	25 & 26 Stodman Street	479539,353589		Post Medieval to Modern
MNT18029	House	Trustee Savings Bank	479520,353659		Post Medieval to Modern
MNT18040	House	1 & 3 Victoria Street	479580,353549		Modern
MNT18041	House	5 & 7 Victoria Street	479549,353500		Modern
MNT18042	House	33 Victoria Street	479529,353229		Modern
MNT18043	House	37 Victoria Street	479660,353500		Modern
MNT18044	House	39 Victoria Street	479780,353679		Modern
MNT18045	House	The Hollies, Victoria Street	479689,353469		Modern
MNT18046	Coach House	Holly Cottage	479894,353833		Modern
MNT18047	Shop; House	62 Victoria Street	479949,353850		Modern

Ref.	Name	Description	NGR	Designation	Period
MNT18048	House	64-70 (even) Victoria Street	480259,353250		Modern
MNT18049	House	72 & 74 Victoria Street	480209,353299		Modern
MNT18050	House	Brunswick House	480279,353469		Modern
MNT19611	School	Lilley And Stone School	480249,353059		Modern
MNT19612	House	Cheltermill House	479840,353780		Post Medieval to Modern
MNT19613	House	Notts County Council Social Services Office	479799,353620		Post Medieval to Modern
MNT19628	House	Klynton House (51) And Attached Walls	479770,353749		Modern
MNT20947	House	7-11 Albert Street	479770,353749		Modern
MNT20948	House	13-17 Albert Street	480090,353729		Modern
MNT20954	House	4-10 Bridge Street	480079,353749		Post Medieval to Modern
MNT20957	House	25 Bridge Street	480050,353719		Post Medieval to Modern
MNT20958	House	2 Carter Gate	480069,353759		Post Medieval to Modern
MNT20959	House	4-8 Carter Gate	479869,353500		Post Medieval to Modern
MNT20960	Public House	5 & 7 Carter Gate	480129,353360		Modern

Ref.	Name	Description	NGR	Designation	Period
MNT20961	House	13-17 Carter Gate	479706,353618		Modern
MNT20962	House	19 Carter Gate	480110,353573		Post Medieval to Modern
MNT20963	House	25 Carter Gate	480103,353563		Post Medieval to Modern
MNT20964	House	29 Carter Gate	480109,353564		Modern
MNT20965	House	33 & 35 Carter Gate	480108,353561		Post Medieval to Modern
MNT20966	House	34-38 Carter Gate	479943, 353564		Modern
MNT20967	House	39 & 41 Carter Gate	479660,353789		Post Medieval to Modern
MNT20968	Timber Framed House	40-44 Carter Gate	479840,353780		Post Medieval to Modern
MNT20981	House	30-36 Barnby Gate	479760,353829		Modern
MNT20982	House	38-40 Barnby Gate	479760,353829		Modern
MNT20983	House	42 & 44 Barnby Gate	479900,353840		Modern
MNT20984	Shop; House	46 Barnby Gate	479900,353840		Modern
MNT20985	Railings; Wesleyan Methodist Chapel	Barnby Gate Methodist Church And Attached Railings	479900,353840		Modern
MNT20997	House	2 Balderton Gate	479770,353749		Post Medieval to Modern

Ref.	Name	Description	NGR	Designation	Period
MNT20998	House	4 Balderton Gate	479770,353749		Post Medieval to Modern
MNT20999	House	6 Balderton Gate	479760,353749		Post Medieval to Modern
MNT21000	House	8 & 10 Balderton Gate	479780,353579		Post Medieval to Modern
MNT21001	House	9-11a Balderton Gate	479780,353579		Post Medieval to Modern
MNT21002	House	12 Balderton Gate	479460,353589		Post Medieval to Modern
MNT21003	House	14 Balderton Gate	479890,353560		Post Medieval to Modern
MNT21004	House	25 & 27 Balderton Gate	479890,353560		Post Medieval to Modern
MNT21005	House	29 & 31 Balderton Gate	479890,353560		Post Medieval to Modern
MNT21006	House	33 Balderton Gate	479869,353539		Post Medieval to Modern
MNT21007	House	47 & 49 Balderton Gate	480094,353729		Post Medieval to Modern
MNT21008	House	121 Balderton Gate	480079,353749		Modern
MNT21009	House	123 & 125 Balderton Gate	480050,353719		Modern
MNT21012	House	14d-16 Barnby Gate	480050,353719		Post Medieval to Modern
MNT21013	Coach House	33 Barnby Gate	480050,353719		Post Medieval to Modern

Ref.	Name	Description	NGR	Designation	Period
MNT21032	House	2 Guildhall Street	480069,353759		Modern
MNT21033	House	3a-4 Guildhall Street	480069,353759		Post Medieval to Modern
MNT21593	Commemorative Monument; Drinking Fountain	Memorial Drinking Fountain 28m Se Of 39 & 41	480069,353759		Modern
MNT21596	House; Railings	23 & 25 Victoria Street And Attached Railings	479869,353500		Modern
MNT25333	Hospital	General Hospital	479809,353840		Modern
MNT25334	Roman Catholic Church	Holy Trinity (R.C.)	479900,353840		Modern
MNT25335	Baptist Chapel	Baptist Chapel	479900,353840		Modern
MNT25339	Workhouse	Union Workhouse, Albert Street	479900,353840		Modern
MNT26701	Public Park	Beaumont Gardens, Newark	479900,353840		Modern
MNT26707	Public Park	Fountain Gardens, Newark	479890,353819		Modern
MNT27184		5 Balderton Gate	479890,353819		
MNT27204		107 to 113 Balderton Gate	479890,353819		
MNT27205		115 Balderton Gate	479900,353819		
MNT27206		127, 129, 131 and 133 Balderton Gate	479900,353840		

Ref.	Name	Description	NGR	Designation	Period
MNT27209		12 to 52 (even) Victoria Street	480129,353360		
MNT27210		57 Whitfield Street	479780,353670		
MNT27211		72 William Street	479780,353670		
HER 'event' records:					
ENT88		Excavation	479760,353749		1976
ENT94		Excavation	479900,353839		1974
ENT96		Excavation	479839,353780		1975
ENT97		Excavation	479700,353799		1975
ENT99		Excavation	479770,353750		1972
ENT1045		Watching Brief	479949,353849		1994
ENT1902		Casual Find	479899,352899		pre 1964
ENT2047		Casual Find	479799,353600		1881

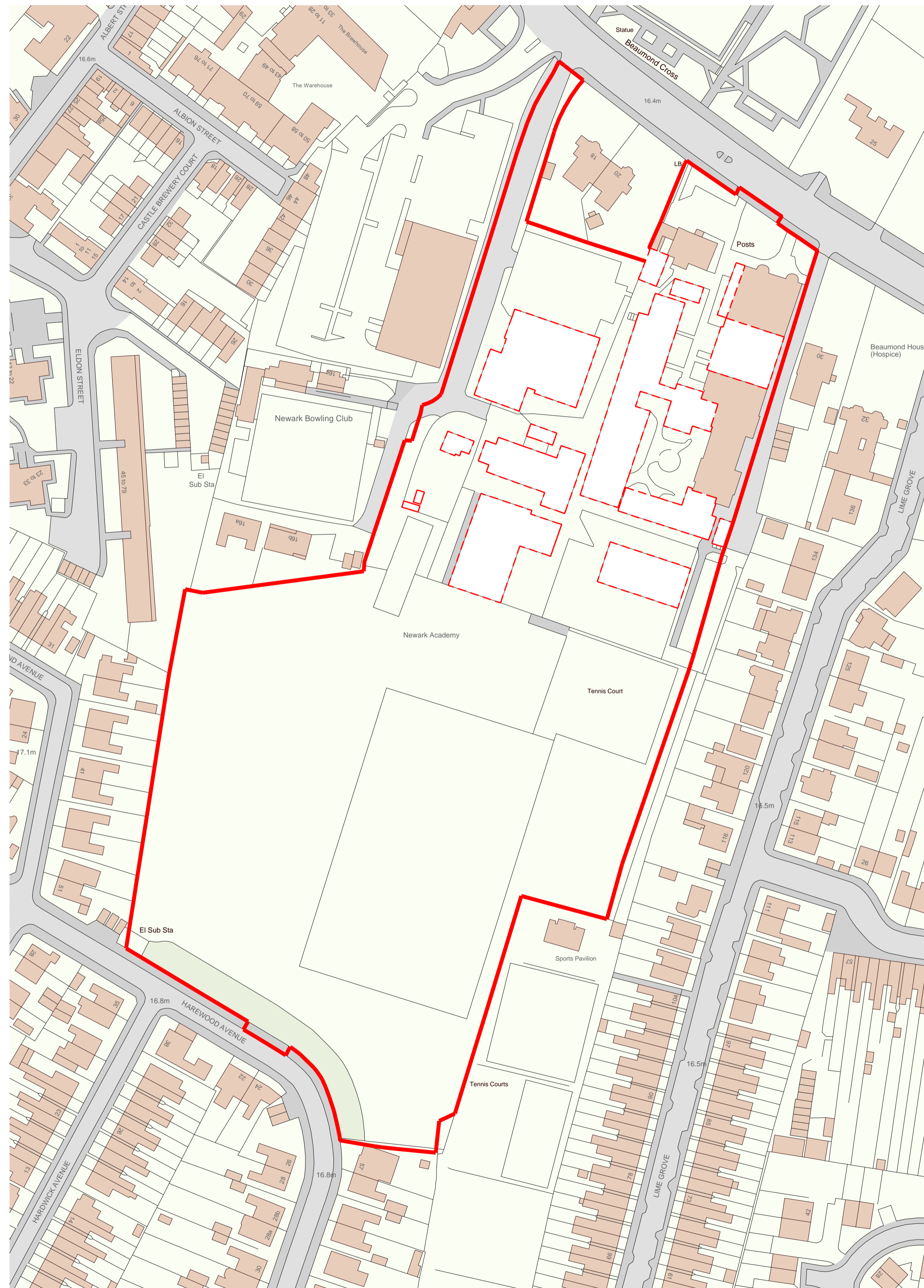
Ref.	Name	Description	NGR	Designation	Period
ENT2056		Casual Find	480199,353499		28/08/1961
ENT2058		Casual Find	479999,353600		Pre 1964
ENT2082		Non Archaeological Excavation	479949,353849		pre 1776
ENT2543		Casual Find	479790,353670		Pre 1989
ENT270		Excavation	479660,353789		Summer 1972
ENT2879		Casual Find	479410,353450		Pre 1958
ENT2880		Casual Find	479900,353700		Pre 1965
ENT2925		Non Archaeological Excavation	479900,353839		Pre 1952
ENT3004		Casual Find	480130,353539		Pre 1989
ENT3005		Casual Find	480200,352999		pre 1964
ENT3006		Casual Find	480150,353740		Pre 1989

Ref.	Name	Description	NGR	Designation	Period
ENT3168		Casual Find	479999,353600		Pre 1989
ENT3169		Non Archaeological Excavation	479900,353839		Pre 1952
ENT3295		Casual Find	479809,353840		1983 - 1986
ENT3533		Watching Brief	479780,353579		02/09/1992
ENT3585		Watching Brief	479459,353580		19/06 - 01/07/1991
ENT3621		Excavation	479769,353509		Nov 1989 - Apr 1990
ENT3622		Excavation	479890,353560		18 - 27 Apr 1990
ENT3625		Excavation	480070,353760		Dec-90
ENT3626		Historical Report	480090,353730		2000
ENT3627		Trial Trench	479869,353500		
ENT3631		Watching Brief	479629,353679		19 - 24 Aug 1999

Ref.	Name	Description	NGR	Designation	Period
ENT3677		Excavation	479900,353839		1978 / 9
ENT3881		Watching Brief	480130,353359		Apr-98
ENT3943		Trial Trench	479779,353670		May-02
ENT3975	EVT	Trial Trench	480099,353749		Sep-00
ENT4226		Building Survey of Robin Hood Hotel	479801,353702		2010/2011
ENT4227		Building Recording of the exterior of the Robin Hood Hotel,	479801,353713		Apr-10
ENT4391		Archaeological Building Recording of 14-22 Portland Street,	479707,353619		2009
ENT4623		Site visit and inspection	480109,353569		
ENT4305		Newark Sewer Flooding Archaeological Desk-based Appraisal	479942,354108		
ENT4420		Building/Condition Survey of the Old White Hart for MSc report by Andrew Dixon	479902,53827		
ENT4495		Timber sampling of one purlin at 5 Balderton Gate, Newark	479997,553807		

Ref.	Name	Description	NGR	Designation	Period
ENT4496		Timber sampling at 33 Balderton Gate, Newark	480039,553748		
ENT4498		Timber sampling at The Old White Hart, Newark	479902,553827		
NHLE Designated Assets (referenced within this report):					
1012880	Standing Cross known as Beaumont Cross	Scocle and shaft of a medieval standing cross standing on a modern calvary of four octagonal steps	479942,353559	Scheduled Monument	Medieval
1196274	Beaumont Cross, London Road	Market Cross, 14 th century, re-sited late 20 th century	479942,353559	Grade II	Medieval
1196275	Lilley and Stone School, London Road	School 1898, with late 20 th century alterations. Designed by C Mallows as the School of Science and Art.	479980,553479	Grade II	20 th century

Appendix 2: Demolition Plan



1 Site Plan Existing - Demolition Extent
1:1000

Key Plan:

General Notes:

1. Do not scale off this drawing unless a scale bar is provided.
2. Any ambiguities, omissions and errors on this drawing should be notified immediately to the Architect before the commencement of works on site.
3. Dimensions are in millimetres unless otherwise stated.
4. Dimensions, unless otherwise indicated, are to the face of unfinished block walls or to the finished plaster face of stud partitions.
5. Dimensions are to be checked on site. Discrepancies are to be notified immediately to the Architect before the commencement of works on site.
6. All levels are in meters unless otherwise stated.
7. This drawing is to be read in conjunction with all other relevant drawings and specifications for this project.

Revision Notes:

Rev.	Date	Notes	Issuer	Checker
P1	2023-06-30	Preliminary Issue	AMR	SHB
P2	2023-08-02	Updated Red Line	TOY	SHB



LONDON ROAD NEWARK

Job Number: 23-0030
Client Name: Bildurn Properties
Project Address: London Rd, Newark NG24 1TW

Director / Associate: Matthew Branton
Status: A3 Planning
Sheet Size: A1L
Drawing Name: Site Plan Existing - Demolition Extent
Project Lead: Sarah Boxford
Functional Breakdown: S1 - Site 1
Scale: 1:1000

Full Document Reference:
BLR-FEA-S1-XX-DP-A-1106

Document Number: 1106
Current Revision: P2
Revision Date: 2023-08-02



Appendix 3: Illustrative Masterplan



- Key**
- Existing Trees
 - Proposed Trees

Key

General Notes:

1. Do not scale off this drawing unless a scale bar is provided.
2. Any ambiguities, omissions and errors on this drawing should be notified immediately to the Architect before the commencement of works on site.
3. Dimensions are in millimetres unless otherwise stated.
4. Dimensions, unless otherwise indicated, are to the face of unfinished block walls or to the finished plaster face of stud partitions.
5. Dimensions are to be checked on site. Discrepancies are to be notified immediately to the Architect before the commencement of works on site.
6. All levels are in meters unless otherwise stated.
7. This drawing is to be read in conjunction with all other relevant drawings and specifications for this project.

Revision Notes:

Rev.	Date	Notes	Issued	Checked
P7	2023-07-28	Revised Layout	TOY	SHB
P8	2023-08-01	Updated red line to include junction	TOY	SHB
P9	2023-08-01	Amended Tennis Club parking	TOY	SHB
P10	2023-08-17	Increased Tennis Club parking, revising footpath. Pump station access adjusted	MJ	JC
P11	2023-09-08	C12 trees removed. New tree planting shown. Pits 11-22 nudged east. Substation moved to suit additional car parking bays allocated for tennis club.	MJ	SHB
P12	2023-09-21	Added cycle lane. Updated tree survey.	TOY	SHB
P13	2023-10-18	Planning Issue	MJ	SHB
P14	2023-10-26	Retained trees revised to suit Arboricultural survey.	MJ	JC
P15	2023-12-14	Updated layout post pre-application	MJ	SHB
P16	2023-12-18	Further layout updates added	MJ	JC

0 25m
1:500

LONDON ROAD NEWARK

Job Number: 23-0030
Client Name: Bildurn Properties

Project Address: London Rd, Newark NG24 1TW

Director / Associate: Matthew Branton
Status: A3 Planning
Drawing Name: AGP

Project Lead: Sarah Boxford
Functional Breakdown: B1
Scale: 1 : 500

Illustrative Masterplan

Full Document Reference: BLR-FEA-B1-XX-DP-A-1200

Document Number: **1200**
Current Revision: **P16**
Revision Date: 2023-12-18

