

Barn at Highfield House,
Newark Road,
Wellow

*Assessment of Significance &
Heritage Impact Assessment*



*Completed for
Mr P Cook*



AUSTIN HERITAG
CONSULTANT

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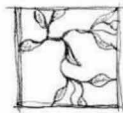


AUSTIN HERITAGE CONSULTANTS

JENNIFER AUSTIN
BSc(Arch) MHeritCons(Hons) FSA Scot

www.austinheritage.co.uk

Raven House
6 Lindum Road, Lincoln
Lincolnshire. LN2 1NN



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1.0 Introduction

1.1 Objectives

The aim of this *Assessment of Significance* and *Heritage Impact Assessment* is to provide an independent study of the former barn to the north of Highfield House, Newark Road, Wellow. The following report will establish as far as possible with available resources, the historical development of the site and its immediate context. This is followed by a summary assessment of the significance of the building and an assessment of potential impacts of the proposals on that significance and on heritage assets in the vicinity.

The report was commissioned by Mr Peter Cook, the owner and applicant. It is to form a supporting document to be submitted to Newark & Sherwood District Council for a planning application for conversion of the redundant barn to residential use.

This report has been carried out as per the requirements of the *National Planning Policy Framework (Revised December 2023)* and it assesses the site and its wider setting within the context of the historic core of Wellow, nearby listed buildings, and the conservation area.

1.2 Study Area

The study area comprises a two-storey red brick and pantile former barn located to the north of Highfield House, Newark Road, Wellow, NG22 0EA. It is primarily accessible from the garden that forms its eastern boundary and the rear terrace/driveway of Highfield House. The raised paved terrace area on the north side of Highfield House forms the southern boundary of the barn. A separately owned field/garden forms the northern side of the building, and the western boundary is formed by the driveway and gardens of the neighbouring Rock House.

The site is centred at approximately NGR SK 67049 66244. Please see Figure 1 and Figure 2 for the site location and study area.

The barn itself is not statutorily listed and there are no scheduled ancient monuments within the site. However, it is in close proximity to four listed buildings (see Figure 2) and is located within the Wellow Conservation Area. Further to this, the Nottinghamshire Historic Environment Record (HER) also identified two non-designated heritage assets nearby, including Honeysuckle Cottage [M17114] northwest of the study area and the 'linear bank' [MNT7618] of the village green to the southwest.

Listed building reports for the neighbouring listed buildings have been appended to this report for additional information.

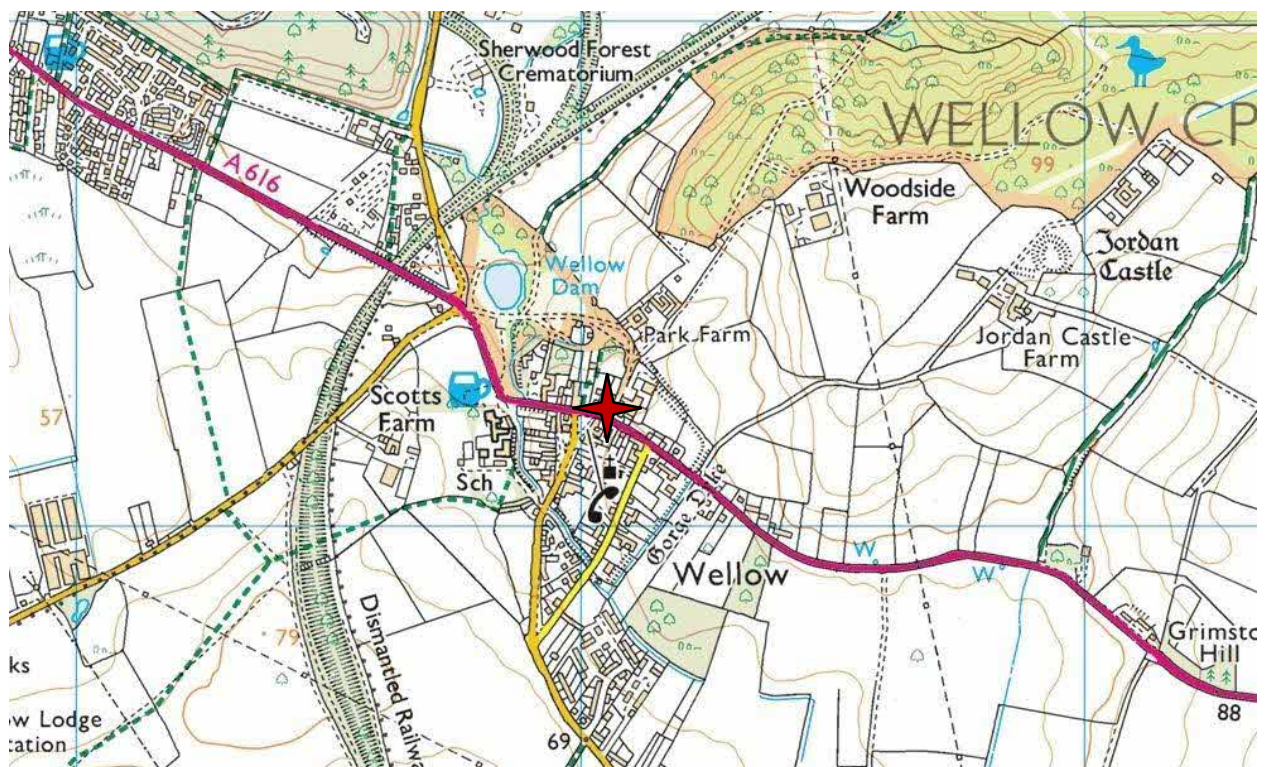


Figure 1 Location map showing the site marked in red.¹

1.3 Acknowledgements

I would like to acknowledge the assistance of the following individuals and organisations during the completion of this report.

David Littlewood, Nottinghamshire
Historic Environment Record
Nottinghamshire Archives
Newark Library Local Studies Collection

Numerous other online resources as
required
Mr Peter Cook, owner and applicant
Joe Oldfield, Oldfield Design

Photographs within this report are by Austin Heritage Consultants unless otherwise stated. Drawings have been provided by Oldfield Design.

1.4 Discussion & Limitations

This report is based upon a site inspection carried out on 31st January 2024, combined with archival and desk-based research. The exterior of the building was accessible from within the Highfield House gardens and from neighbouring land, and the interior was accessible from the ground floor only, as the first floor is no longer extant.

Unfortunately, limited information was available from archival sources specific to the site. The most useful documents uncovered for the site included historical maps, some aerial photographs, and some mid-20th century images of Highfield House and neighbouring Rock House from the south. Consequently, best judgement has been used, given all available information at the time of analysis, and writing for this report. If further historical information becomes available in the future, this should be used to update the historical analysis and significance assessment within the report accordingly.

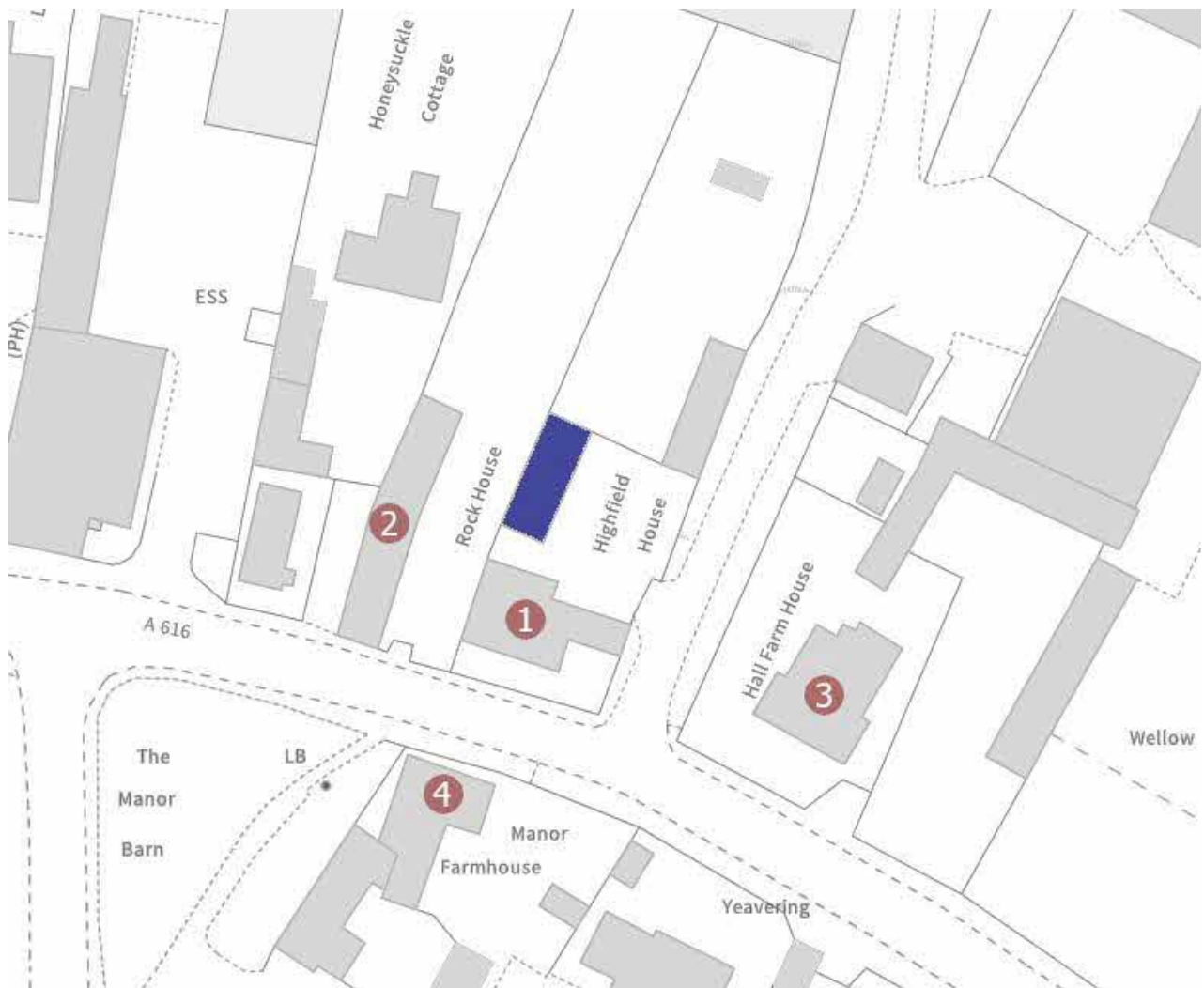


Figure 2 Location plan showing the study area building shaded in blue. The neighbouring listed buildings are marked in red and numbered as follows. 1: Highfield House (Grade II listed), 2: Rock House and adjoining stable range (Grade II), 3: Hall Farmhouse (Grade II), and 4: House Opposite Highfield House (Manor Farmhouse) (Grade II).

2.0 Historical Development of the Study Area

2.1 Barn at Highfield House, Wellow

The name Wellow is believed to derive from the Old English for an 'enclosure near a spring or stream' and in 1207, it was referred to as 'Welhag'.² It was not identified in the Domesday Book of 1086 and is believed likely to have been established in the 12th century following the founding of the Cistercian Abbey at Rufford.³

In 1832, the population of the parish was 473 inhabitants and contained 110 houses, and the lord of the manor and primary landowner was the Hon. and Rev. J L Savile (Earl of Scarborough). The Duke of Newcastle also owned part of the land.⁴ By 1853, the population had grown to 597 and land ownership had not changed.⁵

By 1881, Capt. H Savile was lord of the manor and principal landowner with the trustees of the Duke of Newcastle.⁶ In 1895, the Rt. Hon. Lord Savile was lord of the manor and principal owner with the Duke of Newcastle and in 1891 the population had reduced to 323 inhabitants⁷ and by 1901, to 290.⁸ In 1931, the population was 381 and many farmers owned their land by this time.⁹

The village occupants were employed in woodturning, chair making and hop cultivation as well as other agricultural pursuits during the 19th century and it was well known for a maypole on the green.

By 1925, the lord of the manor was still Lord Savile, but by this time with James Willson Houfton Esquire of Wellow Hall, were the principal landowners.¹⁰ In 1938, the Rufford Estate was sold off and broken up into individual lots, resulting in a significant shift in ownership across the parish.

The earliest map for the site and village found during research was the 1835 Sanderson's Map¹¹ that showed development in the general location of the study area, but the small scale nature of the map and lack of detail made it difficult to confirm buildings behind Highfield House. Reference was found to a stylised map for Wellow dated 1738,¹² but this map was not found during research.

The listed building report states that Highfield House itself dates from the mid-18th century with a 19th century eastern addition.

A further small-scale map dated 1840 (see Figure 3) suggests several structures in the location of the Highfield House and barn area, but the level of detail was not sufficient to prove where buildings might have been located at this time.



Figure 3 Extract from the 1840 Cassini Map showing the approximate location of the study area circled.¹³

In 1832, a John Housley, butcher, was identified in the *White's Directory*¹⁴ in Wellow and it is possible that he occupied Highfield House and the farm buildings to the north including the study area, as a Sarah Housley was later identified as the occupant of the Highfield House property, which included the outbuildings to the north and gardens in 1845. Sarah Housley was the occupant, and the owner was the Duke of Newcastle of plot no. 141 on the *Tithe Map* of 31st May 1845¹⁵ and an extract has been included at Figure 4.



Figure 4 Extract from the Tithe Map of 31st May 1845 showing the study area as part of plot no. 141.¹⁶

The *Tithe Map* and corresponding *Apportionment* document showed that Housley's plot no. 141 comprised a house, butcher's shop, yard, stackyard, garden and one common right. The barn that forms the study area was clearly depicted on this plan for the first time in detail, meaning that it was constructed pre-1845. The eastern extension to the house was also shown clearly by 1845 and was likely the location of the butcher's shop separated from the house. The approximate line of the current terrace/driveway was depicted on the plan between the house and garden today (formerly part of the farmyard) and the other extant outbuilding (not part of the study area and in separate ownership) to the northeast of the house was also depicted by this time.

The 1845 map at Figure 4 showed the footprint of the study area barn as rectangular and detached from the house, located against the western boundary of the property. It also clearly showed that the southwestern corner of the building projected out slightly to the west in the location of the existing monopitch roofed southern structure that is attached to the southern gable end of the two-storey building. This structure does indeed project slightly to the west today, suggesting that the whole of the barn was extant by 1845. In 1845, the markings on the map clearly show that the two extant outbuildings, the house, and the small field to the north of the northernmost outbuilding were all part of the same property/small farm.

A slightly earlier *Enclosure of Wellow* map¹⁷ date 1842 designated the property of Highfield House including the study area as plot no. 62. The corresponding *Award* indicated that it was owned by the Duke of Newcastle and that he also owned the plots to the west and east across the laneway. This map was interesting, as it depicted the study area with a simple rectangular footprint and it did not show the eastern addition to Highfield House, suggesting that the east addition might have been constructed c.1842-1845. Another building (not shown in 1845) was located on the Rock House property side to the west up against the boundary with Highfield House, but it was not depicted by 1845. This map indicated that the study area barn was actually constructed pre-1842.

A Sarah Housley was still listed in Wellow as a farmer in 1853.¹⁸ She was listed as a widow and farmer employing 2 men on 50 acres of land in the *Census* of 1861, but the property name was not specified. In 1864, she was listed as a chairmaker in Wellow.¹⁹ John Housley, a farmer, was in Wellow in 1881.²⁰



Figure 5 Extract from a plan of freehold property in Wellow in March 1887.²¹

By the time of an 1887 plan²² (see Figure 5) showing freehold property in the village, the barn was part of land annotated as no. 36b and outlined in green with the Highfield House property, but also in the same ownership with properties to the west (including Rock House) and Hall Farmhouse to the east on the opposite side of the lane. The lands that formed part of plot 36b were owned by the Duke of Newcastle.

The 1887 plan is useful in showing the barn's separate roofline from the lower structure at the southern gable end and a small L-shaped building was attached to the west side of the barn on the neighbouring property. It is gone today, but evidence for an attached structure was clear on the west elevation (see Figure 23).

A contemporary 1885 OS Map at Figure 6 showed no change between 1885 and 1887 to the study area barn or its immediate context. By the time of a revised map of 1898 (published 1900) at Figure 7, there was no obvious change within the study area or the immediate vicinity except for an apparent southern extension of the neighbouring building attached to the west wall of the study area barn. Highfield House itself had incorporated a post office by the time of the 1898 OS Map.

There was also no apparent change to the layout or footprint of the barn by the time of the 1915 (published 1919) OS Map, but the detached outbuilding to the northeast had been truncated at its northern end between c.1898 and 1915.

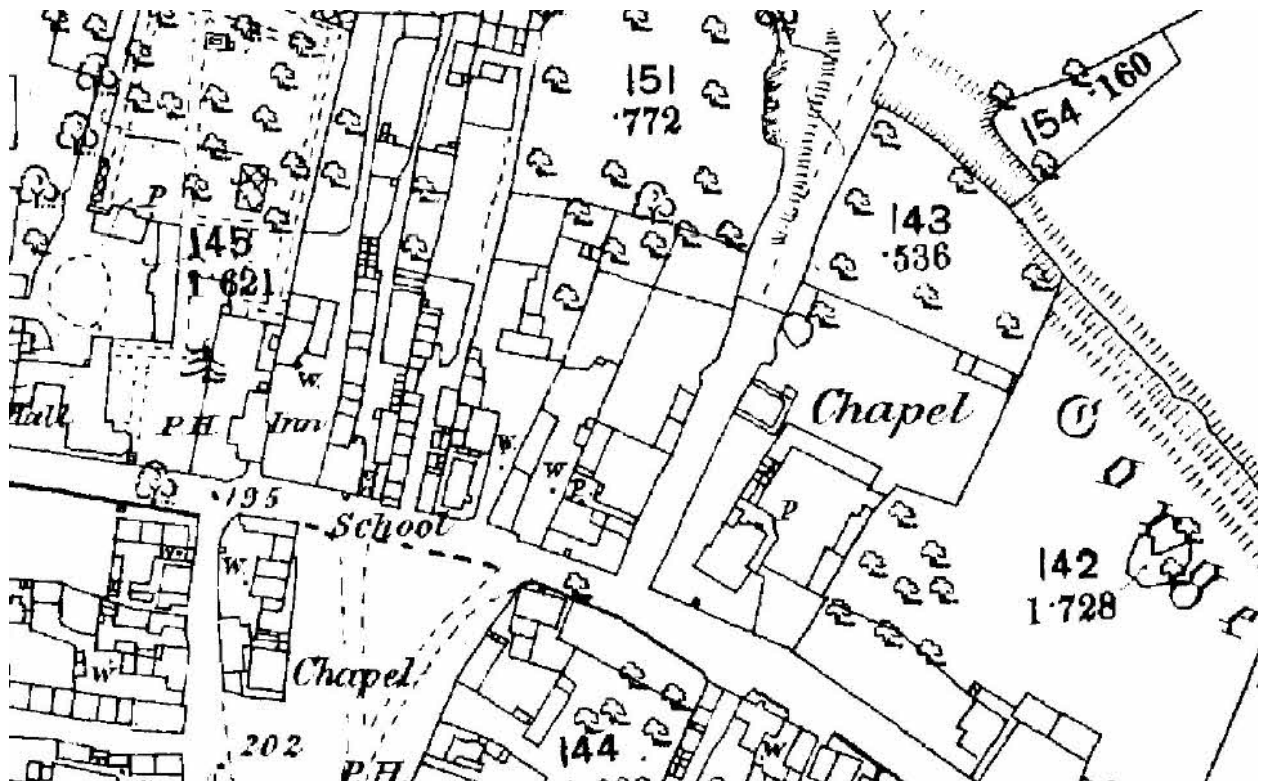


Figure 6 Extract from the 1885 OS Map.²³

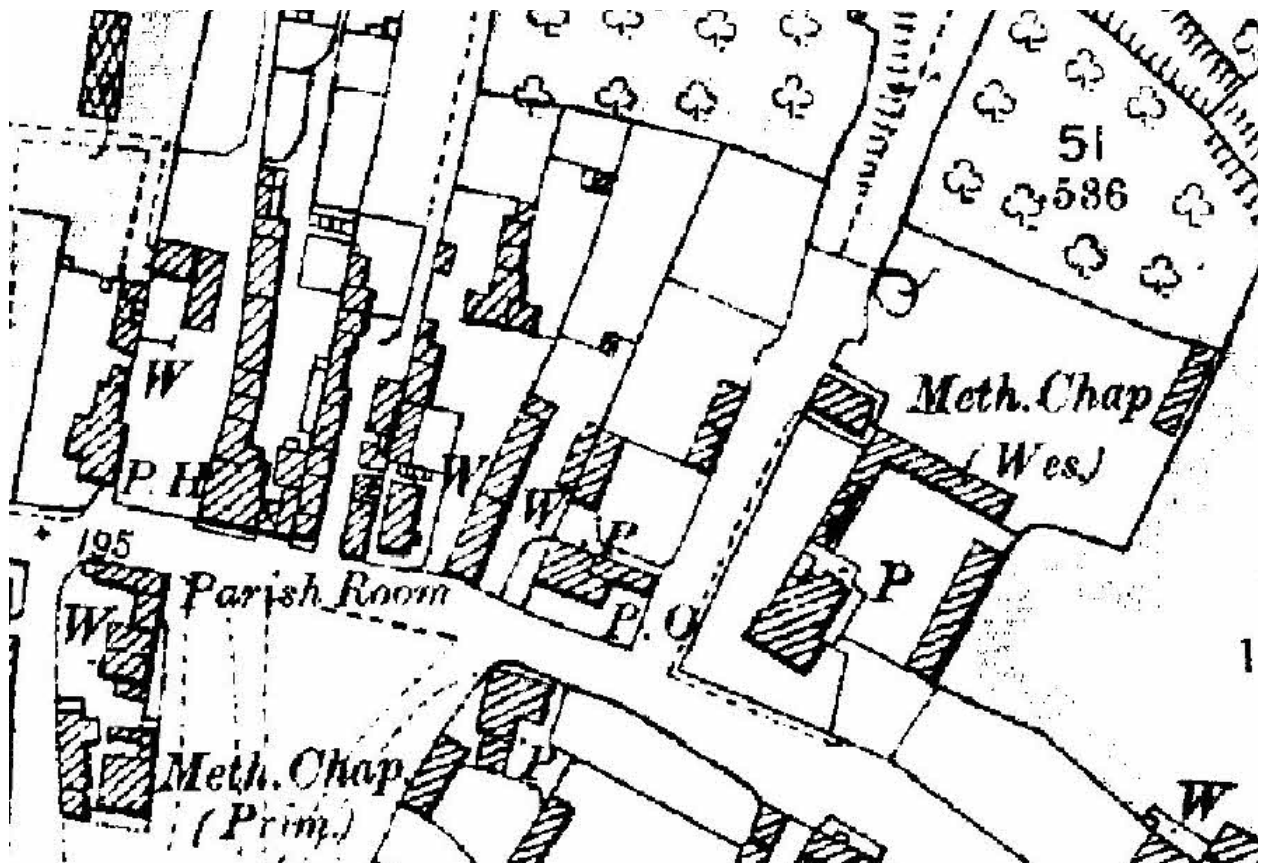


Figure 7 Extract from the 1898 (published 1900) OS Map.²⁴

Aerial photographs taken in Wellow in 1938 (see example at Figure 8) showed that between 1915 and 1938, the detached outbuilding to the northeast of the study area had been extended to the south along the east side of the current Highfield House gardens and opposite the east side of the barn. A single storey, tall monopitch roofed structure was shown attached to the west exterior wall of the barn on the neighbouring property.

The monopitch roofed southern structure of the barn was shown clearly with what appears to have been a chimney at the northwest corner junction between the single storey structure and the southern gable end. This would suggest that the southern end structure might have been a wash house. A doorway in the eastern elevation has been bricked up, suggesting that the current door in the south elevation might not be original.

The interior of the two-storey building suggests that the upper floor was subdivided at least in part with timber partitions. Hatches in the eastern elevation (but unusually not in the west elevation) suggest that the upper floor was likely a hayloft/granary at some point, and flight holes in the southern upper gable end show that the upper level at least in part was also used as a dovecote (likely within the roof space). The timber stair to the upper level is internal and there was no outer gable end opening suggesting access for hay or grain hoisting, but this could possibly have occurred internally at the southern end where a possible hatch structure remnant was noted in the first floor structure.

The two-storey building has been altered over the decades and comprises two main parts. The northern end has a stair which probably served as storage/tack room with basic accommodation above (room above is plastered). The door in the east elevation has been bricked up and there is a further access door in the north gable elevation at ground floor only. A small structure has been removed from the northern gable with evidence of a line of roof flashing embedded in the wall face.

The southern part of the building, which is currently an open space, was previously subdivided and comprised at ground level a byre or stable (probably a byre given the larger width of the doorway) at the southern end where the east elevation doorway has been reduced in width to fit a domestic door. A wall has been removed to the north of this space that appears to have separated it from a stable. The opening is higher and has pintles set into stone blocks for stable-type door hinges for upper and lower doors. Small wall niches were noted in the east wall of the central former stable probably to house lamps, brushes, and other similar small equipment.

Essentially, the ground floor was subdivided into three separate rooms each accessible originally from the east elevation. On the upper floor, there are three granary/hayloft hatch-type window openings that might be later insertions as they cut through the dentilled brick eaves course. The upper walls were internally plastered up to ceiling height, suggesting that the dovecote was within the roof space at the south end. The steep pitch of the gabled roof might suggest that it was originally thatched.

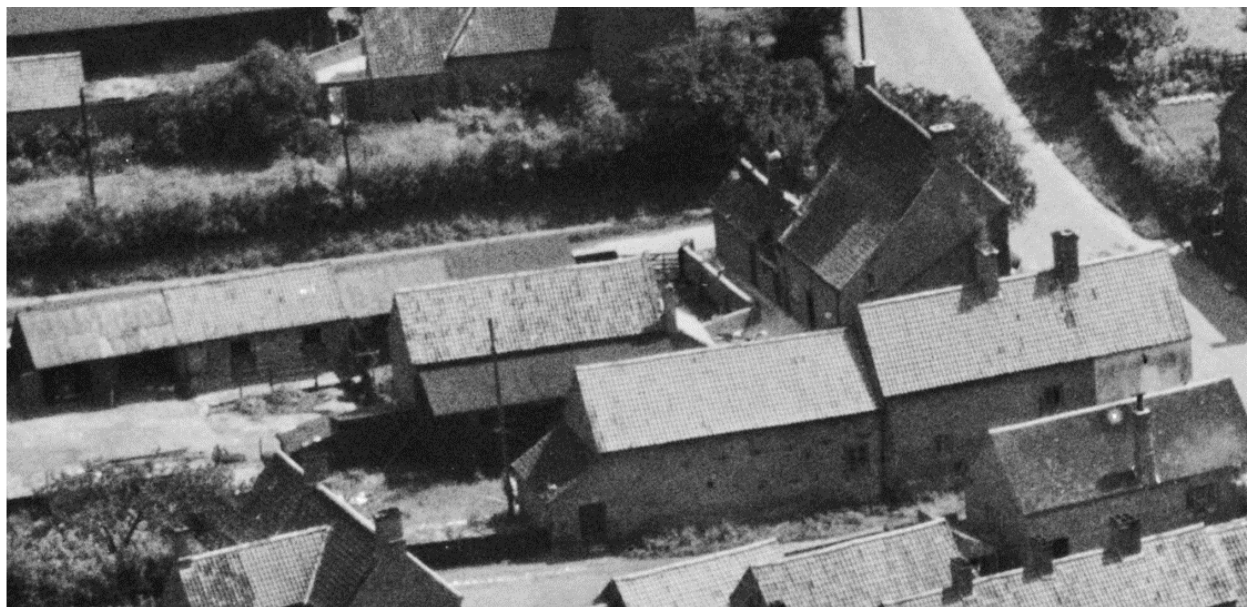


Figure 8 Extract from an aerial photograph taken in 1938 looking southeast across the Highfield House site with the west side of the study area barn at the centre of the image.²⁵ It shows the former attached structure along the west elevation and smaller structures attached to the northern gable end, with a chimney on the west side of the southern monopitch roofed structure. It also shows the extent of the detached outbuildings along the eastern boundary of the gardens by 1938.

It was difficult to determine with available information who occupied the study area from the latter part of the 19th century, but by the time of the 1941 *Kelly's Directory*,²⁶ a farmer by the name of F Dickinson was identified at a property called '*Highfield Farm*', and this possibly refers to the study area when it was still in agricultural use. However, a '*High Field*' large field was noted on historical mapping to the southeast of

the village and 'Highfield Farm' could have referred to a farm outside the village – though no farm was annotated on historical mapping in the local area with the name 'Highfield'.

Photographs were taken of the village in 1950 and two relating to the study area are included at Figure 9 and Figure 10. While the southern gable end and pantile roof of the southern monopitch roof structure are just visible in Figure 9 between Rock House and Highfield House, the barn is largely concealed from the public domain of Newark Road and the green by the houses.



Figure 9 View looking northeast from the green of Rock House in 1950 with the study area to the right of the image and partially visible between Rock House and Highfield House.²⁷



Figure 10 View in 1950 looking northwest from Newark Road towards Highfield House and Rock House behind. The study area is not visible.²⁸

The 1960 OS Map at Figure 11 confirms the general layout of the Highfield House site and immediate surrounds depicted in the 1938 aerial photographs. However, it does suggest that the neighbouring western structure attached to the west elevation of the barn had been removed between 1938 and 1960 and no structures were depicted attached to the northern gable end. The 1960 OS Map otherwise confirmed that the layout of the barn had been retained.

The current owner and occupier of Highfield House, Mr Peter Cook, acquired the house in 2010. Although historically part of the farm, the barn had been previously sold off and was only acquired by Mr Cook recently from the ownership of a neighbour.

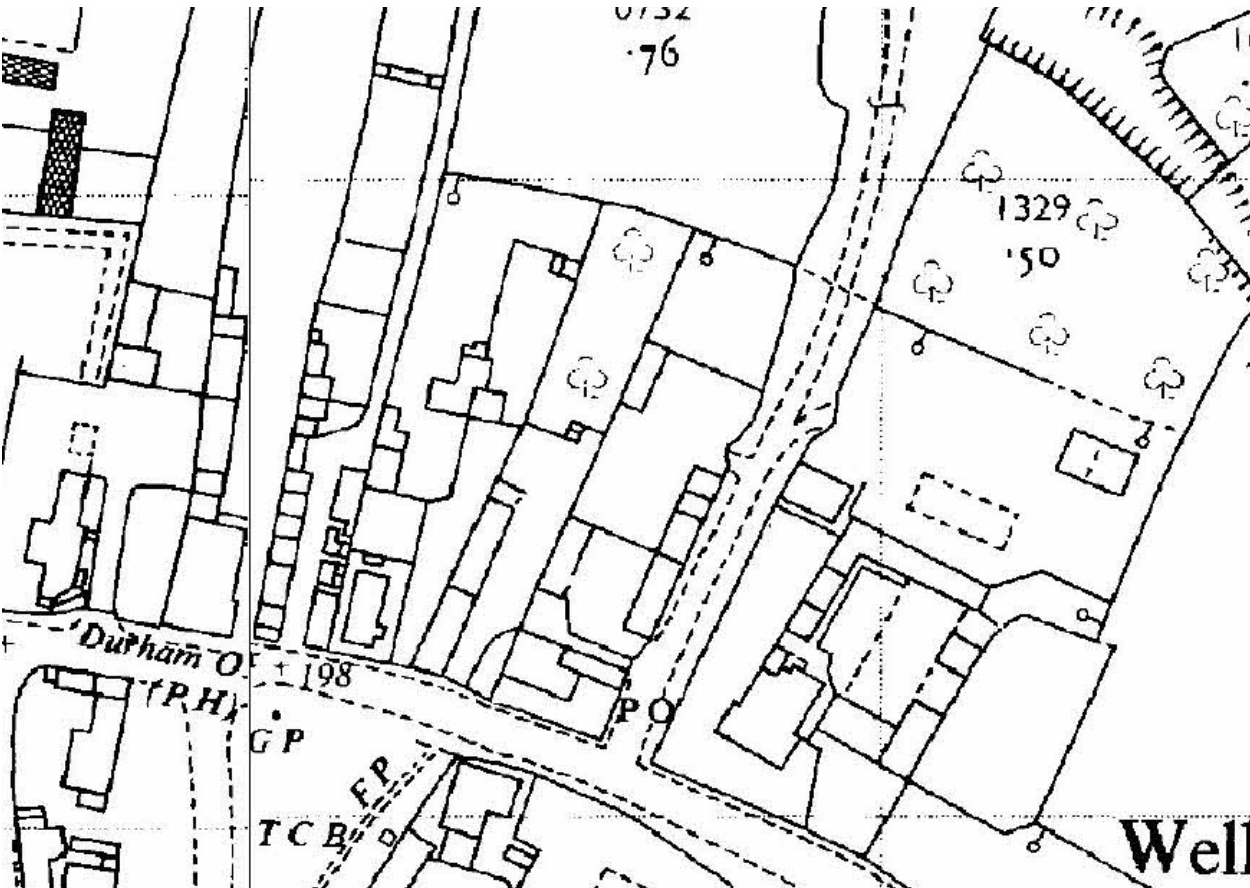


Figure 11 Extract from the 1960 OS Map.²⁹

2.2 Study Area in January 2024

The following section aims to provide a summary photographic survey of the former barn and its surroundings at the time of inspection on 31st January 2024.

Setting



Figure 12 Panoramic view looking in a westerly direction of the east side of Highfield House and the study area to the right of the image from the side lane.



Figure 13 Looking southwest to Newark Road from the east side of Highfield House (L) and looking west along Newark Road with Highfield House to the right and Manor Farmhouse to the left of the image (R).



Figure 14 East side of Highfield House (L) and looking northwest from the lane junction with Newark Road in the direction of the study area that is concealed by the rendered house extension (R).



Figure 15 Panoramic view looking in a westerly direction from the garden of Highfield House on the east side of the barn.



Figure 16 Looking south from the northern neighbouring land to the north side of Highfield House (L) and the study area barn (R).



Figure 17 Panoramic view looking in a southerly direction showing the northern gable end of the barn in context with Highfield House to the left and Rock House to the right.



Figure 18 Looking north (L) and northeast (R) across the garden on the east side of the barn study area



Figure 19 Panoramic view looking in a northerly direction from the green. Highfield House and Manor Farmhouse are to the right of the image, with Rock House (white rendered building) right of centre.



Figure 20 Looking southwest to the east side and north end of Rock House and its attached stables (L) and looking northeast between Rock House and Highfields House towards the barn partially concealed by trees (R).



Figure 21 Looking northeast (L) and east (R) towards Highfield House with Hall Farmhouse in the distance.



Figure 22 Looking east along Newark Road (L) with Highfield House to the left and Manor Farmhouse to the right, and Manor Farmhouse opposite Highfield House (R).

Exterior



Figure 23 West elevation of the barn.



Figure 24 Detail of the southern end of the west elevation (L) and connection to the west wall of Highfield House (R).



Figure 25 The terrace/driveway space between Highfield House to the left of the image and the southern end of the barn study area to the right (L) and the east elevation of the barn (R).



Figure 26 East elevation of the study area barn.



Figure 27 Panoramic view of the east elevation of the barn.



Figure 28 Southern elevation of the barn. A blocked arched opening formerly containing flight holes for a dovecote is located in the upper gable end of the south elevation (R) and there is a single storey monopitch structure on the south side of the gabled elevation (L).



Figure 29 Looking southwest to the north and east elevations of the barn (L) and north gable end of the barn (R).

Interior



Figure 30 Looking south within the northern space showing stair to former first floor (upper flooring has been removed).



Figure 31 Looking west within the northern space.



Figure 32 Looking north within the northern space.



Figure 33 Looking east within the northern space.





Figure 34 Looking south within the main southern space showing upper floor removed.



Figure 35 Looking west within the southern main space showing partition remnants, door at the top of the stair and beams of upper floor level.



Figure 36 Looking north within the southern main space showing doorways through to northern space at ground and first floor levels.



Figure 37 Looking northeast to the north side of the east wall of the southern main space and arched doorway.



Figure 38 Looking east across the southern end of the main southern space of the barn.



Figure 39 Brick flooring remnants at the southern end of the main southern space (L) and looking up to the south showing the interior side of the flight holes for a former dovecote within the barn's former roof space (R).

3.0 Assessment of Significance & Heritage Impact Assessment

3.1 Introduction

The barn itself is not statutorily listed and there are no scheduled ancient monuments within the site. However, it is in the vicinity of four listed buildings (see Figure 2) and is located within the Wellow Conservation Area. Further to this, the Nottinghamshire Historic Environment Record (HER) also identified two non-designated heritage assets nearby, including Honeysuckle Cottage [M17114] northwest of the study area and the 'linear bank' [MNT7618] of the village green to the southwest.

It is important as part of an assessment of significance to assess the site as a whole and not elements in isolation. This is to enable an overall appreciation of the importance of a place upon which an assessment of the potential positive or negative aspects of any future proposals can be made. The following significance assessment is based upon heritage values recognised by Historic England in their *Statements of Heritage Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12* (2019). This *Advice Note* furthers principles previously established in their 2008 *Conservation Principles, Policies and Guidance*, which included evidential, historical, aesthetic, and communal significance values.

The following values have been established by the 2019 *Historic England Advice Note 12*:

1. Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

2. Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

3. Historic Interest

An interest in past lives or events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.2 Assessment of Significance

3.2.1 Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

The study area barn does not contain any scheduled ancient monuments, but it is historically associated with the Grade II listed Highfield House to the south of the barn and there are several other listed buildings nearby.

Highfield House is a former farmhouse that reputedly dates from the mid-18th century and relates to the development of the historic core of Wellow to the northeast of the village green. The barn was one of the farm buildings associated with the farmhouse that appears to have contained byres and/or stables at ground floor level and possible granary/hayloft and accommodation over.

Further structures that no longer exist were noted in historical mapping along the west side and north side of the barn and along the east side of the Highfield House gardens opposite the barn. These were located outside the boundaries of the study area building and those to the north and east were of 20th century construction, but evidence for some of the structures might still survive around the perimeter and in the gardens if the ground was to be disturbed in the future.

The barn itself provides some standing archaeological evidence for the development of the small farm complex from pre-1842 onwards and based on available information, it is thought likely that the ground (and possible evidence of earlier occupation/use) within the perimeter of the barn study area would have been disturbed during its original construction and be of limited archaeological interest. However, discussions should be carried out with the local authority to determine if it is of interest and if there is likely to be any specific archaeological work required for the site as part of future development.

3.2.2 Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Neither the barn, nor its associated former farmhouse of Highfield House were identified as buildings of interest in the *Buildings of England: Nottinghamshire* volume by eminent architectural historian Nikolaus Pevsner. However, Highfield House is recognised as a building of special interest on the National Heritage List for England as a Grade II listed building and the barn is in the immediate vicinity of the listed dwelling.

The barn was part of a former small farm on the corner of Newark Road and the historic laneway running along the east side of the Highfield House property and it is understood that the dwelling dates from the mid-18th century. It is possible that the barn, though altered, also dates from this period and it certainly appeared in historical mapping by 1842.

It is likely that the building was constructed using local brick and represents a traditional farm building of the second half of the 18th to early 19th century construction with a steeply pitched, gabled, pantile (possibly originally thatched) roof and other features such as an arched opening for dovecote flight holes in the southern gable, upper hatches for a granary/hayloft, and arched brick stable and byre openings.

There have been several changes to this building as is typical of a utilitarian farm building of this age and type, including blocking and partial blocking of original openings and alterations to the interior. There has been loss of fabric within the interior following deterioration and damage to the roof and while an internal timber stair survives, the first floor level flooring is gone, and the roof structure is compromised due to condition.

Only the southern end of the barn is visible from the public domain of Newark Road and the edge of the green, being just visible between Rock House and Highfield House and set back from the road. The east elevation of the barn is clearly visible from the public domain of the laneway to the east. The western elevation will be visible from Honeysuckle Cottage and the rear of Rock House.

There will also be intervisibility between the rear elevation of Highfield House and the south and east elevations of the barn. The eastern elevation faces directly into the garden of Highfield House and forms the western boundary of the garden.

The building is currently in poor condition and architecturally, the building comprises a simple, utilitarian, large brick barn that was constructed pre-1842. It has undergone some alterations with infilled openings and loss of internal fabric that has compromised the interior fitout, but it still reflects its original use as a combination/mixed use barn with possible byre and stable and hayloft/granary above with ancillary accommodation and storage. Overall, it continues to contribute to the understanding and appreciation of the historic character of the village and the conservation area overall as a surviving traditional farm building.

Any changes to the barn would need to respect the prominent nature of the eastern elevation and southern elevation where visible from the public domain, particularly as part of the setting of the rear of Highfield House. Consideration should also be given to respect the traditional character, scale, and fabric of the surviving farm building as part of any future reuse of the building.

3.2.3 Historic Interest

An interest in past lives or events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

It is likely that the building was constructed using local brick and it represents a traditional farm building of the second half of the 18th to early 19th century construction in Wellow. As the farmhouse has been dated to the mid-18th century, it is possible that the barn also dates to this period, and it was certainly there by the time of an 1842 historical map. It was part of the farmyard until it was sold to neighbours in the 20th century and only recently acquired again by the current owner of Highfield House.

There have been several changes within the farmyard, and they reflect change in need, ownership, and use within the farmyard over the decades, but the barn today still reflects its overall original character through surviving standing building fabric.

Historically, the overall property retained associations with the Duke of Newcastle as long-term landowner, and the overall property (mainly the house) was also used as a butcher shop and later post office before being converted to a single dwelling use and the current owner has occupied the house since 2010.

Overall, the surviving layout of house and outbuildings (the northern outbuilding not being within the same ownership) still provides evidence of a small, linear-style, village-based farmstead that is located within the core of the historic settlement of Wellow. The house and the outbuildings make a good contribution to the understanding of the historical development and uses of the former farm and the local area since the mid-18th century.

3.3 Heritage Impact Assessment

Following the previous assessment of significance, it is important that any future proposals for the site are assessed with regard to the *National Planning Policy Framework (Revised December 2023)* (NPPF) requirements of *Section 16: Conserving and enhancing the historic environment*, particularly paragraphs 200-214 regarding the requirements to both assess the significance of any heritage assets potentially affected by development or alterations, and the consideration of potential harm of any proposals to those heritage assets.

There are several heritage assets that might be impacted by the proposed works to the barn, the key asset being the Grade II listed Highfield House adjacent to the study area. In the wider vicinity of the study area are the Wellow Conservation Area, Rock House and its adjoining stable range to the west (Grade II listed), Hall Farmhouse to the southeast (Grade II), and Manor Farmhouse (Grade II) to the south.

There are also two features identified in the HER at Honeysuckle Cottage to the northwest and the linear bank of the green to the southwest of the study area barn.

Potential impacts of the proposed works will be addressed in the following sections and both existing and proposal drawings have been appended to this report.

3.3.1 Proposals

It is proposed to convert the existing former barn to residential use as a detached, single dwelling. The overall footprint and envelope of the existing building is to be retained and reused, with the interior converted to a new use.

The current single storey southern structure would become a utility and cloak room that would be connected through to the two-storey building via a new opening. The ground floor would comprise a stair hall at the southern end, open-plan lounge and dining area at the centre and kitchen within the existing northern space. The first floor would contain two bedrooms with ensembles accessed off a landing and new stair in the southwest corner.

3.3.2 The Study Area & Highfield House

The barn is not listed, nor has it been specifically identified as a heritage asset in its own right. However, it is part of the rear garden setting of the Grade II listed Highfield House.

Study Area Barn

Impact to the fabric of the existing barn would see the whole of the interior be refurbished and reused for a new residential use and this would include the introduction of necessary services, floors, ceilings, and partitions to facilitate the new configuration and use. This would also see the loss of the timber stair in the north end of the building. However, the key to the significance of this building today is the character of its surviving exterior and how it contributes to the character of the nearby listed buildings and conservation area overall.

Consequently, the aim of the proposals has been to create a habitable interior while respecting the fabric, form, fenestration, and detailing of the exterior of the former barn.

To achieve this, the existing openings in the eastern elevation will all be retained and reused, with new windows and doors inserted within the openings. The window to the utility room at the south end will be retained and repaired. The currently infilled wider opening to the southern end of the two-storey barn would be opened-up again for the insertion of a new front door with side glazing within the existing space. Windows will be inserted into the remaining doorways and hatch window openings at ground and first floor levels. Fenestration will therefore remain largely unaltered and in some areas, openings restored through unblocking, including the unblocking of the northern doorway for use as a new window. Reuse of the

existing openings will have the benefit of restoring more of the earlier overall appearance of the elevation than exists today. Boarded traditional doors will be used as features and fixed into an open position to the sides of the northern and centre doorways to reflect their original use and enhance the character of the elevation.

The northern elevation will largely remain unchanged except for the installation of a new window in the upper gable and a new window in the existing ground floor doorway opening, with the existing door reused and fixed into an open position as a feature against the wall next to the window. There will be a small loss of brickwork for the new upper window, but it has been designed to match the opening on the opposite gable and will be necessary to provide light into the northern bedroom.

The western gable is to be repaired as existing, therefore the proposals will have no adverse impact on its appearance. Repair and restoration will benefit the appearance of the building and how it is viewed from neighbouring buildings and within the conservation area.

The southern gable end and monopitch southern structure would see minimal alteration including the replacement of the small window at ground floor with a more appropriate traditional four pane timber window and replacement of the flight holes opening with a new window. The removal of the flight holes would see the loss of a small area of presumed original fabric, though it has been previously infilled with brick on the exterior. The window would be contained within the existing opening and would be necessary to provide light to the new southern bedroom.

Highfield House

The proposals would have no physical impact on Highfield House (marked as no. 1 on Figure 2) and the repair and reuse of the existing barn would improve the east elevation and enhance the garden setting of the house.

There will be intervisibility between the rear windows and garden of the house and the study area barn, but this would be confined to the east and south elevations of the barn. It was traditional to physically separate the domestic and working areas of a farmstead, and the east elevation reflects this by facing away from the dwelling and it is set back and to the rear of the farmhouse. Also, the current garden was originally part of the working area of the farmstead and likely a crewyard, so it was also physically separate from the domestic south side of the overall property.

Proposals would result in the reuse of a currently derelict and redundant building for residential use with minimal change to the exterior, but including complete repair of the exterior walls and roof.

Overall, it is believed that the proposals would be beneficial to the appearance of not only the barn itself, but they would also make a positive contribution to the appearance of the building in the garden setting of Highfield House and within the wider setting of all other neighbouring heritage assets, including the conservation area.

3.3.3 Heritage Assets in the Vicinity

Rock House and Adjoining Stable Range

Rock House and its adjoining stable range to the north is Grade II listed and the building is located immediately to the west of the study area. It is marked as no. 2 on Figure 2.

The listed building entry for Rock House states that it dates from the 17th century with 19th century additions, and it is recognised as a feature of special interest on the National Heritage List for England.

Rock House faces south to Newark Road, but it also has windows and doors along its eastern elevation facing the study area barn. There are no windows in the west elevation of the study area barn that faces Rock House as it is a blank brick elevation.

The proposals would have no physical impact on the heritage asset. As there are no proposed alterations to the west elevation that would be visible from Rock House, there are no expected changes or any adverse impacts to any views from the heritage asset.



Figure 40 Rock House from Newark Road looking north.

Proposals would result in the reuse of a currently derelict and redundant building for residential use with minimal change to the exterior, including complete repair of the exterior walls and roof.

Overall, it is believed that the proposals would have a positive effect on the appearance of not only the barn itself, but also enhance any views from Rock House and the appreciation of the wider setting of the asset, including the conservation area.

Hall Farmhouse

Hall Farmhouse is Grade II listed and located to the east of the study area on the opposite side of the laneway that forms the eastern boundary of Highfield House. It is marked as no. 3 on Figure 2.

The listed building entry for the farmhouse states that it dates from the late 18th century, and it is recognised as a feature of special interest on the National Heritage List for England.

Hall Farmhouse primarily faces south to Newark Road, but it does have some windows in its west elevation that would have some intervisibility with the eastern elevation of the study area barn. See Figure 41.



Figure 41 Panoramic view taken from the east side of the barn facing east with the west elevation of Hall Farmhouse to the right of centre in this image.

The proposals would have no physical impact on the heritage asset.

Proposals would result in the reuse of a currently derelict and redundant building for residential use with minimal change to the exterior, including complete repair of the exterior walls and roof.

Overall, it is believed that the proposals would have a positive effect on the appearance of not only the barn itself, but also enhance any views from Hall Farmhouse and the appreciation of the wider setting of the asset, including the conservation area.

House Opposite Highfield House (Manor Farmhouse)

Manor Farmhouse is Grade II listed and located to the south of the study area on the opposite side of Newark Road that forms the southern boundary of Highfield House. It is marked as no. 4 on Figure 2.

The listed building entry for the farmhouse states that it dates from the late 18th century, and it is recognised as a feature of special interest on the National Heritage List for England.

The proposals would have no physical impact on the heritage asset.

Manor Farmhouse primarily faces north to Newark Road. Due to the location and size of Highfield House opposite, there is no intervisibility between the heritage asset and the study area barn concealed behind Highfield House. The proposals would therefore have no visual impact on views or the streetscape and green setting of the heritage asset.

Wellow Conservation Area

The study area is located within the eastern side of Wellow Conservation Area which incorporates the historic village core and the Gorge Dyke earthwork forms its eastern boundary.

Proposals would result in the reuse of a currently derelict and redundant building for residential use with minimal change to the exterior, including complete repair of the exterior walls and roof.

Overall, it is believed that the proposals would enhance the appearance and appreciation of the overall conservation area through the retention and reuse of a building that is presently in poor condition and redundant. It would see the survival of a traditional farm building in its external appearance and would improve current views from the public domain of the laneway to the east and partially looking northeast from Newark Road between Rock House and Highfield House, as well as from neighbouring properties that are all within the conservation area.

Honeysuckle Cottage & The Linear Bank (The Green)

Both Honeysuckle Cottage to the northwest of the study area barn and the linear bank of the green to the southwest of the study area are non-designated heritage assets identified in the HER in close proximity to the study area and have therefore been included in this discussion.

The proposals would have no physical impact on either of the non-designated heritage assets.

The north and west elevations of the barn would be visible from the grounds of Honeysuckle Cottage, but as the west wall has no fenestration, the north wall would not have direct views to the heritage asset, and the rear of Rock House would form a partial view obstruction, then it is expected that intervisibility would be limited between the asset and the study area.

It would be similar for the linear feature/green where the barn would only be partially visible from the northeast corner of the green and then only of the southern end of the building with views also obstructed by vegetation and surrounding buildings.

Proposals would result in the reuse of a currently derelict and redundant building for residential use with minimal change to the exterior, including complete repair of the exterior walls and roof.

Overall, it is believed that the proposals would have a positive effect on the appearance of not only the barn itself, but also enhance any views to and from the assets and their overall settings, including the wider conservation area.

4.0 Appendices

4.1 Appendix I – Listed Building Reports

National Heritage List for England

HIGHFIELD HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1045613**

Date first listed: **27-Apr-1986**

List Entry Name: **HIGHFIELD HOUSE**

Statutory Address 1: **HIGHFIELD HOUSE, NEWARK ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **HIGHFIELD HOUSE, NEWARK ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Nottinghamshire**

District: **Newark and Sherwood (District Authority)**

Parish: **Wellow**

National Grid Reference: **SK 67046 66223**

Details

WELLOW NEWARK ROAD SK 66 NE (north side) 3/98 Highfield House

G.V. II

Farmhouse. Mid C18. Brick with gabled and catslide pantile roofs. Partial rendered plinth. First floor band, cogged eaves. 2 gable and single rear wall stacks. 2 storeys plus garrets, 3 bays, single range with rear outshut. Windows are glazing bar sashes and casements with rendered splayed lintels. Front has central C20 door with overlight, flanked by single sashes. Above, 3 casements. West gable has a C20 casement to garret. East gable has to left, a sash and above, 2 small casements to garret. Adjoining C19 outbuilding, brick, rendered, with pantile roof, has to south a C20 casement and to east, C20 casement and door, all with segmental heads.

Listing NGR: SK6704666223

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **241948**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

ROCK HOUSE AND ADJOINING STABLE RANGE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1178755**

Date first listed: **10-Aug-1961**

List Entry Name: **ROCK HOUSE AND ADJOINING STABLE RANGE**

Statutory Address 1: **ROCK HOUSE AND ADJOINING STABLE RANGE, NEWARK ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

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Location

Statutory Address: **ROCK HOUSE AND ADJOINING STABLE RANGE, NEWARK ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Nottinghamshire**

District: **Newark and Sherwood (District Authority)**

Parish: **Wellow**

National Grid Reference: **SK 67032 66230**

Details

WELLOW NEWARK ROAD SK 66 NE (north side) 3/97 Rock House and adjoining stable 11.8.61 range

G.V. II

House. C17 and C19. Partly timber framed and brick, with brick nogging. Steep pitched concrete tile roof. Rubble plinth, 2 ridge stacks. 2 storeys plus garrets, 3 bays. Windows are C20 casements. South gable has central casement. Jettied first floor with curved brackets. Above, a casement on each floor. West side has 2 casements and above, a single casement, 2 with segmental heads. East side has off-centre glazed door, flanked to left by 2 and to right by single casements. Above, 3 casements. Interior refitted c.1980. Adjoining stable range with loft over, early C19, 3 bays, has to north, lean-to addition, single bay. To east, off centre casement flanked by single stable doors and beyond, to left, garage opening. Above, 3 square hatches and 4 diamond breathers.

Listing NGR: SK6703266230

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **241947**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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End of official list entry

FARM HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1302272**

Date first listed: **27-Apr-1986**

List Entry Name: **FARM HOUSE**

Statutory Address 1: **FARM HOUSE, NEWARK ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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Location

Statutory Address: **FARM HOUSE, NEWARK ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Nottinghamshire**

District: **Newark and Sherwood (District Authority)**

Parish: **Wellow**

National Grid Reference: **SK 67082 66215**

Details

WELLOW NEWARK ROAD SK 66 NE (north side) 3/99 Farm House

II

Farmhouse. Late C18. Brick with gabled and hipped concrete tile roofs. Dentillated eaves, 3 gable stacks. 2 storeys plus garrets, 3 bays. L-plan. Front windows are plain sashes. All openings have segmental heads. South front has central C20 door with overlight, flanked by single sashes. Above, 3 similar sashes. East gable has single plain sash and C20 casement to garret. East front has to left, C20 door and to its right, a Yorkshire sash and a casement. Above, 2 casements. West gable has plain sash to right and casement to garret.

Listing NGR: SK6708266215

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **241949**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

HOUSE OPPOSITE HIGHFIELD HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1045614**

Date first listed: **27-Apr-1986**

List Entry Name: **HOUSE OPPOSITE HIGHFIELD HOUSE**

Statutory Address 1: **HOUSE OPPOSITE HIGHFIELD HOUSE, NEWARK ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

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Location

Statutory Address: **HOUSE OPPOSITE HIGHFIELD HOUSE, NEWARK ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Nottinghamshire**

District: **Newark and Sherwood (District Authority)**

Parish: **Wellow**

National Grid Reference: **SK 67036 66203**

Details

WELLOW NEWARK ROAD SK 66 NE (south side) 3/100 House opposite Highfield House

G.V. II

Farmhouse. Late C18. Brick with steep pitched C20 pantile roof. Dentillated eaves, 2 gable and single ridge stacks. 2 storeys plus garrets, 3 bays. L-plan. Windows are mainly C20 cross casements with rubbed brick heads. North front has central ashlar steps to 2 panel door with plain jambs, reeded lintel, overlight and curved brackets to panelled hood. Flanked to left by cellar light and by single casements. Above, 3 casements, the central one smaller. West gable has a casement to right, and above, C20 casement to garret. Rear elevation has, above, a C20 casement. Adjoining rear outbuilding, single storey, 3 bays, has catslide roof to west. To east, Yorkshire sash flanked by single close boarded doors, and beyond, to right, large metal casement.

Listing NGR: SK6703666203

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **241950**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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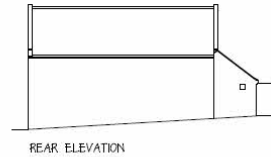
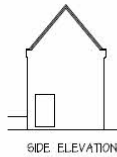
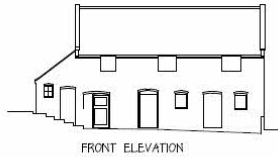
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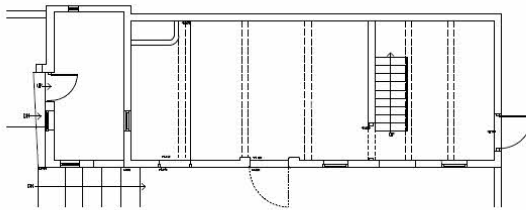
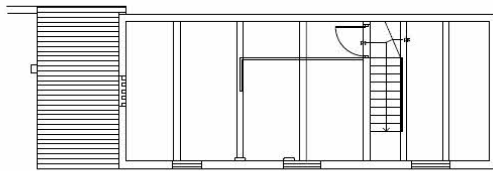
4.2 Appendix II – Drawings

Drawings provided by Oldfield Design

Existing



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PROPOSED BARN CONVERSION
TO ANGLARY ACCOMMODATION

HEMFIELD HOUSE,
NEWARK ROAD, WELLOW
NG22 0EA

MR P COOK

EXISTING PLANS AND
ELEVATIONS

2323-01

1:50 @ 14.00 on A1 Sheet

SEPTEMBER 2023

OLDFIELD DESIGN
PLANNING AND ARCHITECTURAL CONSULTANTS

Proposed



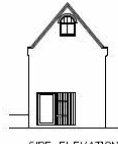
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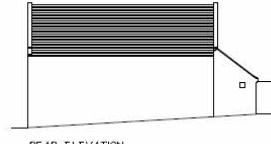
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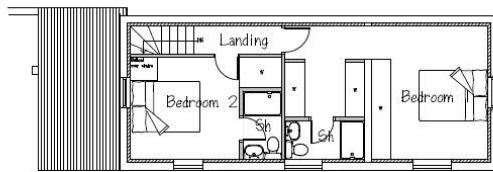
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SIDE ELEVATION

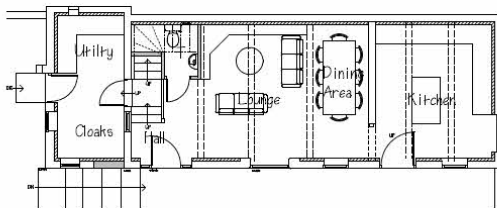


REAR ELEVATION



UPPER FLOOR PLAN

Move first floor beams height and position



GROUND FLOOR PLAN

PROJECT	PROPOSED BARN CONVERSION TO ANCILLARY ACCOMMODATION
ADDRESS	HIGHFIELD HOUSE, NEWARK ROAD, WELLOW NG22 0EA
BY	MR P COOK
TITLE	PROPOSED PLANS AND ELEVATIONS
REF NO.	2323-02A SCHEME 1
DATE	1:50 @ 14:00 on A1 Sheet
DATE	SEPTEMBER 2023
 OLDFIELD DESIGN <small>PLANNING AND ARCHITECTURAL CONSULTANTS</small>	

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² p488 Mills, A D *Oxford Dictionary of British Place Names* 2003

³ p2 *Wellow the Maypole Village* n.d. Copy obtained from www.wellow.me.

⁴ p393 *White's Directory* 1832

⁵ p742 *White's Directory* 1853

⁶ p314 *Kelly's Directory* 1881

⁷ pp393-4 *Kelly's Directory* 1895

⁸ p558 *Kelly's Directory* 1904

⁹ p902 *Kelly's Directory* 1941

¹⁰ p732 *Kelly's Directory* 1925

¹¹ Sanderson's Map from *Twenty Miles Around Mansfield* 1835 Photocopy obtained from p24 of *Wellow the Maypole Village* n.d. – www.wellow.me.

¹² p1 Wellow Dam booklet. (ed. Eddie Ilett, Chairman Wellow Toftholders and Owners Association) n.d. Copy obtained from www.wellow.me.

¹³ Extract from the 1840 Cassini Map 120 – Mansfield and Worksop.

¹⁴ p393 *White's Directory* 1832

¹⁵ Ref: AT/143/1C *Tithe Map of Wellow* 1845 Nottinghamshire Archives

¹⁶ Ref: AT/143/1C *Tithe Map of Wellow* 1845 Reproduced with the permission of Nottinghamshire Archives. PERMISSION BEING SOUGHT AT THE TIME OF WRITING

¹⁷ Ref: EA/25/4 *Wellow with Wellow Green Combined Enclosure and Award 1842*. Nottinghamshire Archives.

¹⁸ p742 *White's Directory* 1853

¹⁹ p45 *Wellow the Maypole Village* n.d. Copy obtained from www.wellow.me.

²⁰ p314 *Kelly's Directory* 1881

²¹ Ref: MP/WE/1/S Plan of Freehold Property in the Village: Parish of Wellow March 1887. Reproduced with the permission of Nottinghamshire Archives. PERMISSION BEING SOUGHT AT THE TIME OF WRITING

²² Ref: MP/WE/1/S Plan of Freehold Property in the Village: Parish of Wellow March 1887. Nottinghamshire Archives.

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²⁴ County: Nottinghamshire. Dates 1898, Survey Scale: 1:2,500 © Crown Copyright and Landmark Information Group Limited 2024. All Rights Reserved.

²⁵ Ref: EPW058144 England (1938). The Hall and gardens and environs, Wellow, 1938. © Britain from Above. PERMISSION BEING SOUGHT AT THE TIME OF WRITING

²⁶ p902 Kelly's Directory 1941

²⁷ Ref: AA57/2756 Historic England Places (Red Boxes). Photograph of Rock House, Wellow. Taken by F J Palmer, 1950.

²⁸ Ref: BB50/620 Historic England Places (Red Boxes). Photograph of Highfield House, Wellow. Taken by M W Barley, 1950.

²⁹ County: Nottinghamshire. Dates 1960, Survey Scale: 1:2,500 © Crown Copyright and Landmark Information Group Limited 2024. All Rights Reserved.