

Misson Conservation Area Appraisal & Management Plan

September 2017



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Document details

Title: Bassetlaw District Council: Misson Conservation Area Appraisal & Management Plan.

Summary: This document is the Council's appraisal of the special architectural and historic interest of the Misson Conservation Area and a management plan with proposals for enhancement and preservation.

Approved: This document, together with the Misson Conservation Area boundary, was approved/adopted at Planning Committee on the 13th September 2017.

Consultation summary:

The Council undertook public consultation with local residents and property owners, Historic England, Misson Parish Council, Retford & District Archaeological and Historical Society, Nottinghamshire County Council and other relevant consultees.

Document availability:

Copies of the appraisal document are available at Bassetlaw District Council (Planning Services_ and on the Council's website:

www.bassetlaw.gov.uk/

A public meeting was held on Thursday 29th June 2017 at Misson Community Centre between 3pm-6pm. The outcomes of this meeting and wider public consultation are set out in the accompanying Consultation Report, a copy of which is available on the Council's website.

For further information on this document or the Conservation Area designation and appraisal processes, please contact the Council's Conservation Team on (01909) 533484, 533191 or 533427 or email Michael.Tagg@bassetlaw.gov.uk.

Front page: Photographs of Misson Conservation Area and its environs (source: Bassetlaw District Council, 2015-2017)

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1. INTRODUCTION

- 1.1 Misson is a historic settlement located on the north bank of the River Idle, approximately 4 kilometres to the north east of Bawtry and around 13 kilometres to the north of Retford. The settlement is just within the Nottinghamshire border, close to the boundary of South Yorkshire (to the west/north-west) and North Lincolnshire (to the east/north-east). The name 'Misson' refers to the Old English 'mos' meaning a mossy or marshy place¹.
- 1.2 The village contains a large number of historic buildings, some listed and many others unlisted, in addition to some important areas of open space, all set within a typical medieval grid pattern of streets on the slightly elevated ground adjacent to the river.
- 1.3 During a consultation event held 21st July 2015 – 28th August 2015, strong public support was received for the designation of a Conservation Area covering the historic core of Misson. For this reason, the Conservation Team at Bassetlaw District Council drafted a Conservation Area boundary and a draft Conservation Area Appraisal & Management Plan, which sets out the special architectural and historic interest of the area. The draft appraisal and management plan underwent public consultation in June-July 2017. The Conservation Area was then adopted at Planning Committee on the 13th September 2017, with the final version of this appraisal document also being approved at the 13th September 2017 meeting.

What is a Conservation Area?

- 1.4 Conservation Areas were first introduced by the Civic Amenities Act 1967. Since then, over 9033 Conservation Areas have been designated across England. The various heritage-related acts were consolidated under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines Conservation Areas as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (section 69 (1))²

- 1.5 Unlike listed buildings, which are designated by central government, Councils designate Conservation Areas locally. The Local Planning Authority has a duty to designate Conservation Areas where it identifies places of special architectural or historic interest. An area may warrant designation if, for example, it has an historic layout of streets, or a grouping of historic buildings that reflect the materials and style of the region. It may also be an area reflective of a particular historical time period, or it could be that the relationships between buildings and spaces create a unique historic environment. Designation does not prevent change, but enables the Local Planning Authority to positively manage and protect areas from neglect, decay or inappropriate development.

¹ As quoted in *Nottinghamshire Place Names* (A. Poulton-Smith, 2009).

² From Section 69 (1) of the 1990 Act.

- 1.6 Conservation Areas are classified as *designated heritage assets* and are afforded statutory protection. Along with other types of designated heritage asset, Conservation Areas require a special level of consideration in the planning process³. Designation results in special duties and controls for the Local Planning Authority.
- 1.7 Designation brings certain duties and controls to the Local Planning Authority:
- Proposals will need to be formulated from time to time for the preservation and enhancement of Conservation Areas in the form of a management plan;
 - In exercising their planning powers, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas;
 - The local planning authority is able to carry out urgent works to preserve unoccupied unlisted buildings in a Conservation Area;
 - The Local Planning Authority has a duty to review existing Conservation Areas from time to time, extending and designating where appropriate⁴.

What is an appraisal?

- 1.8 This document is an assessment of the character and appearance of the Misson Conservation Area and surrounding areas. It clearly defines and records the special interest of the area. This ensures that there is a good understanding of what is worthy of preservation and where opportunities for enhancement may arise. The appraisal will be used to help formulate policies for the preservation and enhancement of the area as a whole and to provide material information for decision makers regarding future development proposals.
- 1.9 Conservation Area Appraisals are based upon guidelines set out in the Historic England publication: *Conservation Area Designation, Appraisal and Management – Historic England Advice Note 1 (February 2016)*.
- 1.10 The following themes have been explored in the preparation of this appraisal:
- Archaeological and historical sites/monuments/buildings
 - Social, economic and demographic background
 - Current and past land use
 - Geological and topographical mapping
 - Building types, groups of buildings, density of buildings
 - Place names and historical references (e.g. road and transport evolution)
 - Aerial photos
 - Important views, vistas and landscapes
 - Historic environment record (HER) data
 - Plot layout/building orientation and the importance of gaps between buildings and any wider open spaces
- 1.11 Within the Conservation Area Appraisal, important buildings, structures and topographical features have been identified because they contribute positively

³ See, Policy DM8 of the Bassetlaw CS&DMP DPD (December 2011) and Section 12 of the NPPF (March 2012).

⁴ As discussed in Section 66 (2) of the 1990 Act.

to the character and appearance of the area⁵. **The exclusion of any building or feature within the appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the area. Advice should always be sought from the Council's Conservation Team to enable an early assessment of significance. Listed Buildings, important unlisted buildings and other structures and features are identified throughout the appraisal and many are listed in the appendix.**

- 1.12 The **Nottinghamshire Historic Environment Record (HER)** identifies a number of individual buildings, structures and other features (including archaeological) of local interest. Where appropriate, these are identified in the draft appraisal.
- 1.13 Other than Listed Buildings, a number of buildings within the Misson Conservation Area are regarded as 'positive buildings' (i.e. those unlisted buildings that make a positive contribution on the special architectural or historic interest of the Conservation Area). In Most cases, these have been identified locally by Bassetlaw District Council, with many also included on the Nottinghamshire HER.
- 1.14 Determining the significance of buildings and sites within the Conservation Area requires careful consideration of a number of factors, including architectural/artistic and historic merit, past and present use, archaeological value, relationship to the historic street layout and group value.
- 1.15 It should be noted that all planning proposals will be treated on their own merits. The Local Planning Authority will always assist applicants in identifying heritage assets⁶, whether designated or non-designated (unlisted buildings and sites outside of the Conservation Area boundary), at the earliest possible stage⁷.
- 1.16 The Council's website contains general guidance and advice on many aspects of conservation practice. Visit the 'Planning Services' section of our website at www.bassetlaw.gov.uk and follow the link to '[Conservation and Heritage](#)'.
- 1.17 The Council carries out regular reviews of the District's Conservation Areas, including assessing new areas for designation. For updates on these reviews, appraisals (whether draft or adopted) and other such consultations, please call the Conservation Team or visit the Council's website. Contact details are included at the rear of this document.

⁵ As advised in *Conservation Area Designation, Appraisal and Management – Historic England Advice Note 1* (February 2016).

⁶ Including buildings of historic or architectural interest, areas of archaeological significance and historic landscapes.

⁷ This is consistent with Section 12 of the NPPF.

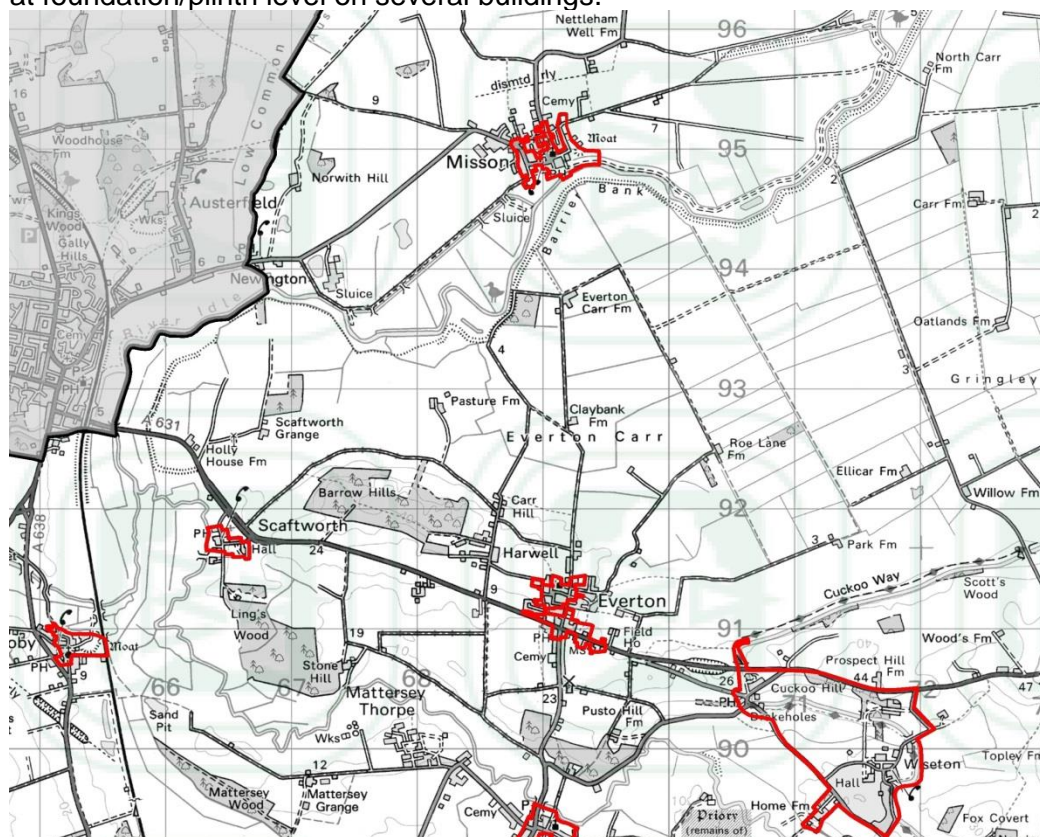
Map 1 –Misson Conservation Area boundary



2. GEOGRAPHIC AND HISTORIC CONTEXT

Location and population

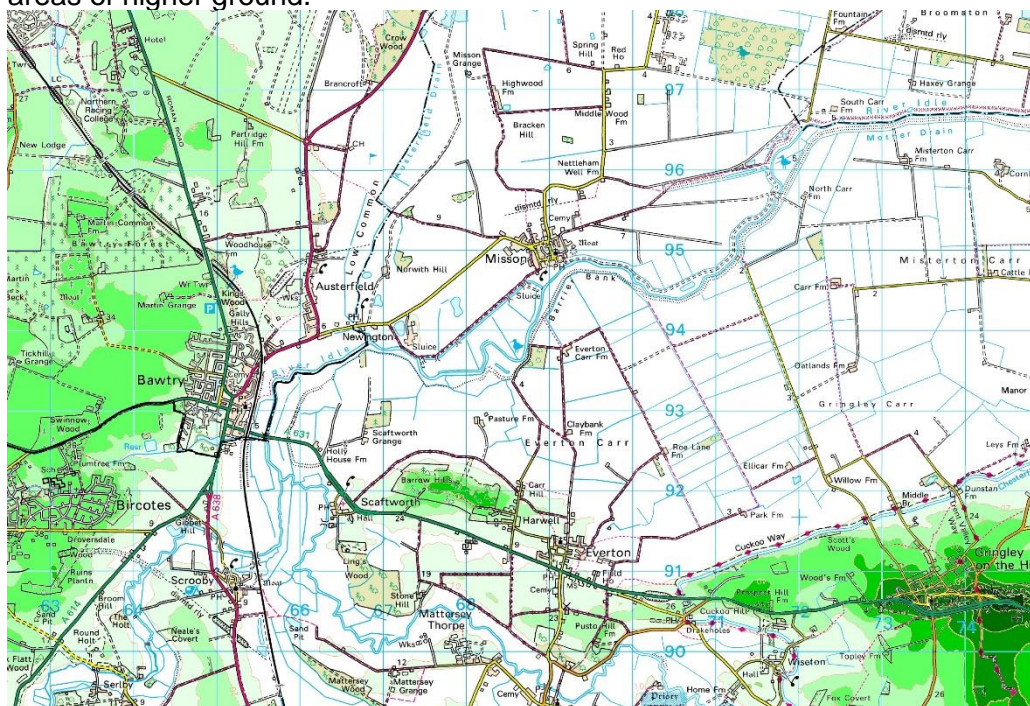
- 2.1 Misson is a medium-sized village in the context of Bassetlaw District, with a population of just over 700 (from 2011 census data). The settlement is sited on the north bank of the River Idle, on a low promontory of higher ground which slopes gently towards the river. No major roads run through the village, although the A614 (Bawtry to Finningley) and A638 (connecting Retford, Bawtry and Doncaster) roads pass 2.5km and 4km to the west respectively.
- 2.2 The Misson Conservation Area boundary contains the historic core of the village, including the main thoroughfares of High Street, Top Street, Gibdyke, Middle Street, Vicar Lane, River lane, Dame Lane, West Street and Back Lane. The village contains a range of historic buildings and sites, in addition to areas of archaeological potential. The Conservation Area covers around 0.15 square kilometres with a perimeter of around 3.8 kilometres.
- 2.3 The majority of buildings within the Misson Conservation Area are residential, including a number of former agricultural and public buildings converted (primarily) in the 20th century. Most buildings are constructed of red brick, with a small number also constructed of timber with a rendered finish. The predominant roof material is non-interlocking clay pantiles, although some natural slate and plain clay tiles are also found. The only large stone building in the village is the church, although some small areas of stonework can be found at foundation/plinth level on several buildings.



Map 2: Misson Conservation Area in a wider context, showing nearby Conservation Areas (reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2017, Bassetlaw District Council. License No. 100019517).

Landscape setting and topography

- 2.4 Misson is situated on the north bank of the River Idle, 4 kilometres to the north east of Bawtry (an important inland port in the medieval period) and around 13 kilometres to the north of Retford. The settlement is just within the Nottinghamshire border, close to the boundary of South Yorkshire (to the west/north-west) and North Lincolnshire (to the east/north-east). The settlement lies at the southern edge of a large flat landscape, which was, prior to the 17th century drainage works, primarily marshland with isolated settlements on small areas of higher ground.

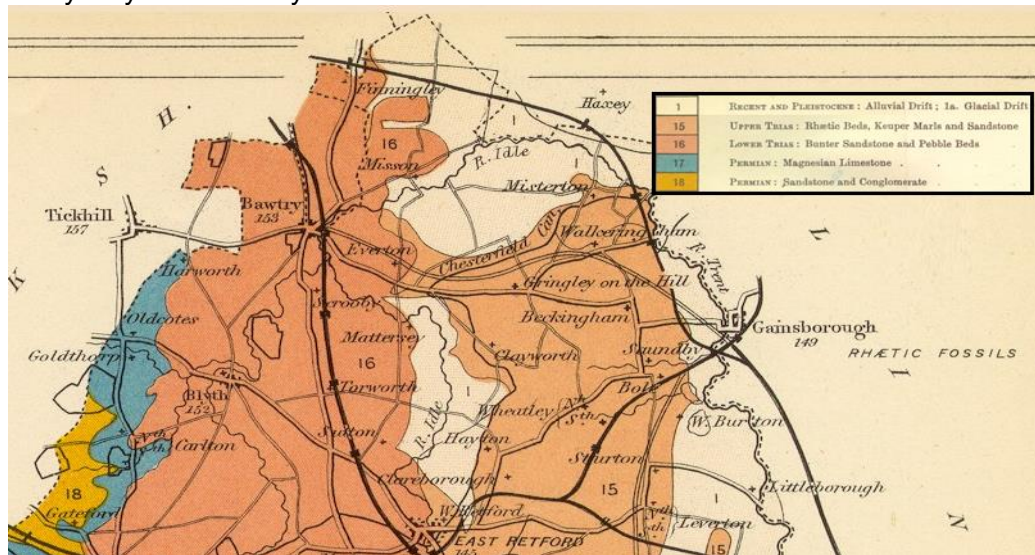


Map 3: Contour map of Misson and its environs, using Ordnance Survey contours, 2017.

- 2.5 The drainage works resulted in a series of straight ditches cut across the landscape. The works also included the diverting of the River Idle (at a point east of the village, known as the 'Idle Stop') to the east towards the River Trent at West Stockwith (the original course of the river flowed northwards, still visible as a series of drains and field boundaries).
- 2.6 Misson lies on the southern edge of the low and flat Carr lands that stretch northwards into South Yorkshire and North Lincolnshire, a large tract of marsh land, around 70,000 acres in extent, known as the 'Levels of Hatfield Chase'⁸. The Nottinghamshire portion of the Carrs extends from Bawtry to the River Trent across the parishes of Scaftworth, Everton, Gringley, Misson, Misterton, Walkeringham and West Stockwith.
- 2.7 The Parish lies at the northern edge of a geological landscape that is closely associated with a broad belt of Triassic rocks that run northwards through Bassetlaw, generally comprising Bunter Sandstone (a mixture of reddish and greenish sandstone with rounded pebbles). Eastwards, the geology is better characterised by Waterstones (thinly bedded sandstones between layers of mudstone) and Mercian Mudstone (stratified reddish mudstone with gypsum

⁸ See Harry Gill, Summer excursion 1909: Everton, in *Transactions of the Thorton Society*, Vol. 13 (1909)

and hard sandstone). These formations are overlaid by alluvial and fluvio-glacial drift (see map 3 above). Soils are predominantly sandy, with dark brown stony clay loam or clay⁹.



Map 4: Extract from Ian West's Geological Map of Nottinghamshire, 2001 (Based on Woodward's "Stanford's Geological Atlas" (1904) and "Reynold's Geological Atlas" (1860 and 1889). Map source: University of Southampton (<http://www.soton.ac.uk/~imw/Geology-Britain.htm>), 2013).

- 2.8 At the time of the Domesday survey in 1086, the landscape around Misson would have appeared as fenland, forming part of a larger area that included Hatfield Chase in Yorkshire and the Isle of Axholme in Lincolnshire. Indeed, the low-lying areas around the River Idle and Carr lands, which were largely less than 20 feet above sea level, were a morass of bogs and swamps until the early seventeenth century when the Dutch engineer Cornelius Vermuyden was employed by the Crown to carry out a substantial scheme of drainage, based on the successful drainage carried out in the Low Countries. This included diverting the River Idle eastwards and constructing a series of drains across the marsh. Drainage improvements were also carried out in the 18th, 19th and 20th centuries.
- 2.9 Today the landscape around Misson is primarily agricultural, although the underlying sands and gravels to the west of the village are quarried in several locations.

Origins and historic development

- 2.10 The earliest signs of human activity in the Misson area have mostly been found as a result of field-walking or from quarrying, particularly to the west of the village to the south of Bawtry Road. The Newington Quarry, located along a sand/gravel bar known as Hagg Hill sited to the north of the River Idle (west of Misson), has produced a number of flint finds dating to the Mesolithic (Middle Stone Age, around 8000BC to 4500BC), Neolithic (New Stone Age, around 4500BC to 2500BC) and early Bronze Age (2500BC to 700BC). The most notable finds include a scatter of around 140 artefacts containing a range of flint fragments including blades, scrapers, flakes (the waste produce of

⁹ For a more detailed discussion of the geological formation of this part of the district and wider area, please see the Everton Conservation Area Appraisal & Management Plan (February 2013) or contact the British Geological Survey.

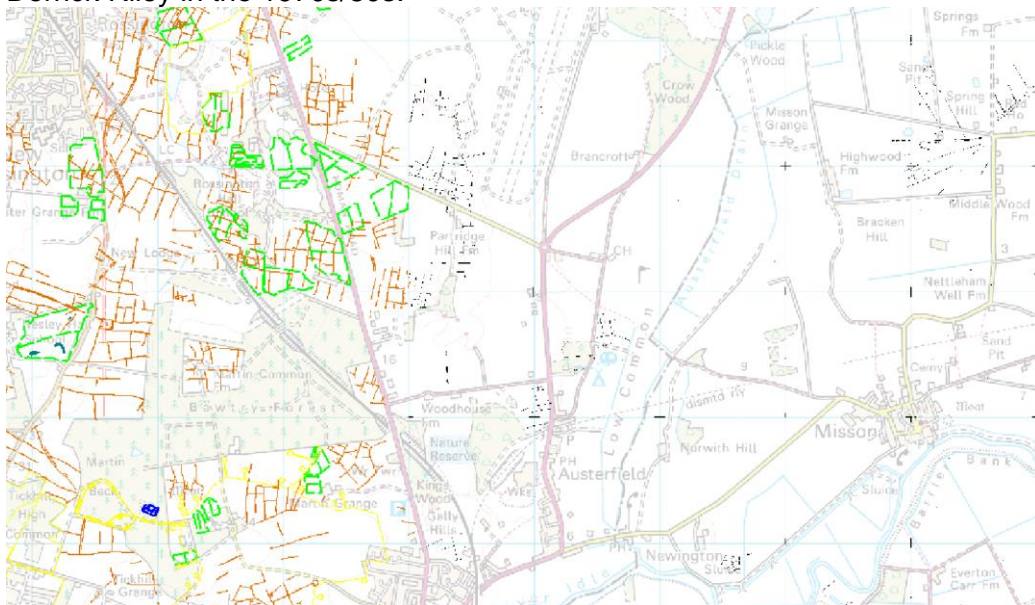
knapping) and other worked flints; and a flint knapping site of around 75 pieces of worked flint and flakes from 3 distinct knapping sites¹⁰. Some of these finds, together with those gathered from field-walking and , are held in Bassetlaw Museum in Retford.



Figure 2.1: Flint flakes from Mesolithic period (left and centre) and flint core from Bronze Age period (right); source: Bassetlaw Museum.

2.11 Similar to Newington Quarry, the Finningley Quarry to the north has also produced an assemblage of prehistoric artefacts, including Mesolithic, Neolithic and Bronze Age flints and Iron Age (2500BC to 43AD) pottery.

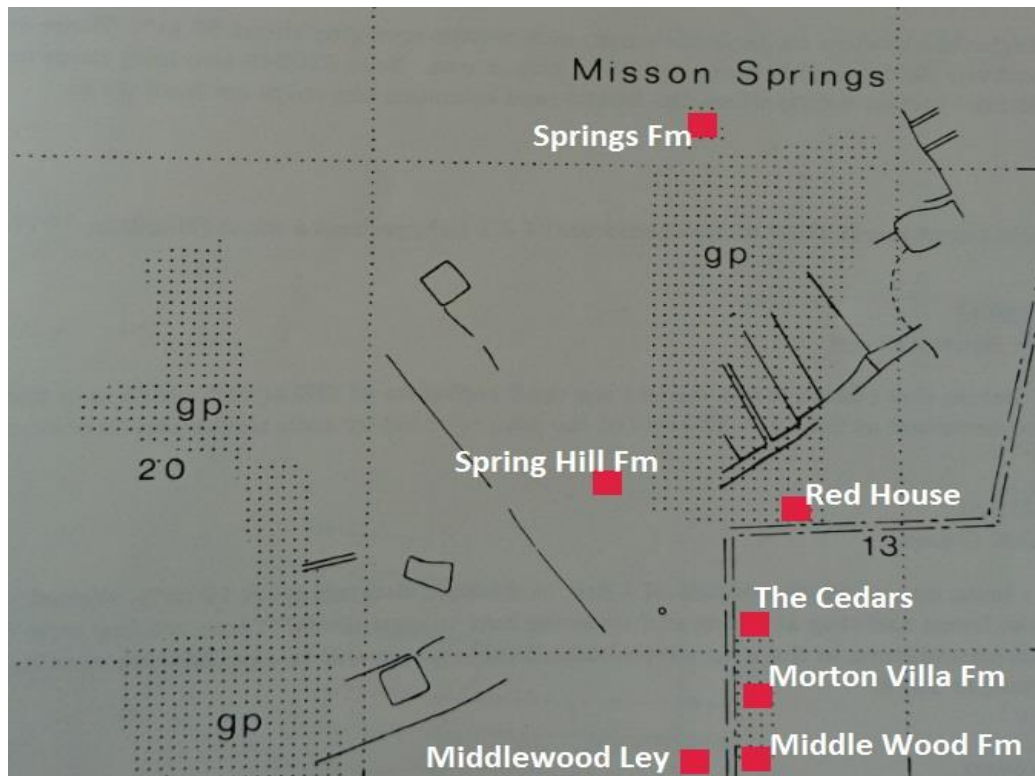
2.12 Misson is at the very edge of a series of cropmarks dating to the late-Iron Age (pre-43AD) and Roman (43AD to 410AD) period, typified by regular enclosures which stretch across the landscape resembling brickwork (hence the name 'brickwork field patterns'), which covers much of North Nottinghamshire and South Yorkshire. Whilst the immediate vicinity of Misson has very little in the way of these recorded cropmarks (these were probably covered in silt due to rising water levels in the post-Roman period), wider afield (closer to Bawtry and Finningley) there is a wide range of such evidence, recorded in detail by Derrick Riley in the 1970s/80s.



Map 5: Brickwork field patterns (visible as crop marks), as identified using aerial photography; Map source: South Yorkshire Archaeology Service, 2016 (reproduced with permission of SYAS).

2.13 Within the immediate area of Misson, evidence has been found of occupation in the Roman period, albeit likely to have been of a small-scale. Enclosures were identified at Misson Springs (close to Springs Farm), including a series of parallel fields adjacent to a double ditch feature.

¹⁰ For further information on these, please consult the Nottinghamshire HER.



Map 6: Map showing Late-Iron Age/Roman period crop marks at Misson Springs (annotations added for understanding); Source: *Early Landscape from the Air: Studies of Crop Marks in South Yorkshire and North Nottinghamshire* (Riley, D. 1980).

2.14 Also in close proximity to Springs Farm was found a 3rd century pottery sherd, a fragment of a beehive quern and other pottery sherds of the period (supposedly deposited at Doncaster Museum although now untraceable). Near Misson Grange, a collection of Roman pottery was found in the 1970s. Whilst some of these finds may have been deposited from elsewhere or moved by ploughing, nonetheless they show Roman activity in the area).

2.15 Immediately to the west of Misson, along Bawtry Road, a series of ditches were found in the early-2000s together with 7 sherds of pottery and 3 brooches, all in stratified contexts. Bassetlaw Museum also holds a collection of artefacts, mostly found in the area between Misson and Newington alongside the road, including several brooches and coins. In addition, a brooch was also found immediately to the east of the village. The most notable Roman artefact from Misson is perhaps a 1st/2nd century skilket (exact excavation site unknown). Bones of this period are also recorded in historic trade directories.



Figure 2.2: Image of Roman skilket found at Misson; source: Bassetlaw Museum.

2.16 In a wider context, evidence of Roman activity is widespread. The Roman road that connected Doncaster and the River Trent crossing at Littleborough passed through what is now Bawtry. In addition, a Roman fortlet exists at Scaftworth, just to the east of Bawtry and south of the River Idle. To the east of Misson, the Bycarrs Dyke, which now forms part of the River Idle, is probably a Roman navigation channel (that connected the original course of the River Idle with the River Trent).

- 2.17 In the post-Roman period, we know that water levels began to rise, which made settlement and agriculture around the low-lying areas of Misson more difficult than had been previously. In addition, many of the everyday items used by the population were perishable (e.g. timber buildings, leather goods, etc). These reasons together help explain the lack of post-Roman archaeology in and around Misson. Victorian histories suggest the battle of the River Idle took place close to Misson, in the year 616AD, although no firm evidence can be identified to neither confirm nor disprove this.
- 2.18 Whilst archaeological evidence is lacking, the name 'Misson' is probably of Anglo-Saxon origin, meaning 'moss/marsh/bog, i.e. a marshy place'¹¹. Through much of the post-Roman period, this area was controlled by the Anglo-Saxon kingdom of Mercia. In the late-8th and early-9th century, Viking raids were carried out around the coast of Britain, but primarily along the east coast and later along the main navigable rivers. In the mid-9th century, Scandinavians began to settle, at first in the north east, but eventually controlling a large area of eastern England (including Nottinghamshire), referred to by the Anglo-Saxons as the Danelaw. Scandinavian influence in England lasted until 954AD when Eric Bloodaxe was beaten in Northumbria. Whilst Scandinavian royalty would again rule England from 1016AD-1042AD, the unified kingdom would become primarily Anglo-Saxon (although with elements of Viking culture surviving) and remain so until the Norman invasion of 1066AD.
- 2.19 Misson as a settlement was likely to have been established in the pre-Conquest period, possible 9th or 10th century, probably located at a convenient crossing point across the River Idle. This early origin date is reinforced by the village being significant and established enough to be specifically mentioned 3 times in the Domesday Survey (of 1086AD). Whilst it is unknown exactly how this Anglo-Saxon and/or Viking) settlement was laid out, it is likely that it was centred on the highest point of land in the immediate area, i.e. around the present church. In addition, the curved boundary to the south east of the Gibdyke moated site may indicate an earlier land boundary.
- 2.20 In 1066AD, the Normans invaded England and the Anglo-Saxon nobility was replaced by the Norman barons (Roger de Busli was given much of Nottinghamshire and South Yorkshire). At the time of the invasion, the lord of Misson was Earl Tostig, the brother of King Harold. The 1086AD Domesday Book, essentially a nation-wide assessment of the value of each settlement, gives 3 key entries for Misson, which describe that King Cnut (Canute) the Dane held 3 bovates of land and a manor, which paid to the geld (a payment given to the Vikings to ensure against invasion) for 1.5 bovates.

In Misson hē rex. iii. bou ad gtd. Tofa habuo. Ibi fo. vi.
uillā cū. iii. car. Soca in Greeton.

In Misson hē Cnut. i. bou t̄re 7 don ad gtd. Ito. iii. bou.
Ernum hē ibi. iii. uillā cū dim car. 7 ii. soch cū. i. car.
7 piscar. iii. solid. Situa past. i. q̄p̄ l̄g. 7 i. lac. Valeo. viij
3 Ibi d̄. iii. bou t̄re ad gtd. Soca de Chichecon. / tot.

¹¹ Alternatively, it is suggested the name may relate to the Norse word 'mysni' (a water plant, possibly on a river).



Figure 2.3: Extracts from Domesday Book, 1086AD (images from www.opendomesday.org).

2.21 The present village is largely the result of medieval planning, with a typical grid pattern of streets radiating at right angles around the church, which is constructed on the highest ground. Around this grid pattern of streets are identifiable toft and croft plots sited perpendicular to the roads, which would each have each contained a cottage at the road front with some form of (normally subsistence) farming behind. The best surviving medieval plots are around High Street and West Street.



Map 7: Extract from 1844 Misson Tithe Map, showing grid pattern of streets; source: Nottinghamshire Archives.

2.22 The only substantial surviving building from the medieval period in Misson is the Church of St John the Baptist, built around 1150AD (most of the exterior is later in date). Unusually, it is constructed primarily of Magnesian Limestone, which does not occur naturally in the vicinity of Misson, so the material was probably transported along the River Idle from Bawtry (it appears similar in colour and texture to Roche Abbey stone). When built, the church was attached to the Premonstratensian abbey at Welbeck. However, shortly after the Gilbertine Priory at Mattersey was founded in the 1185AD, Welbeck Abbey surrendered the rights to the church, in 1192AD, to the new priory at Mattersey. Interestingly, the *York Sede Vacante Register, 1423-1426*, refers to the "Chanty of St Mary of Misson", which was founded by Beatrice Clerc in 1419 – this likely refers to the separate altar in the south aisle.



Figure 2.4: St John the Baptist's Church, Misson.

2.23 The only other notable feature of distinct medieval origin is the moated site at Gibdyke, which is a Schedule Ancient Monument. This comprises a moated enclosure, with associate fishponds, and is typical of moated house sites found through the wider region, normally dating to around 1250AD-1350AD. This site may have been the location of Misson's medieval manor house and could have been occupied by the wealthy Clerc family.

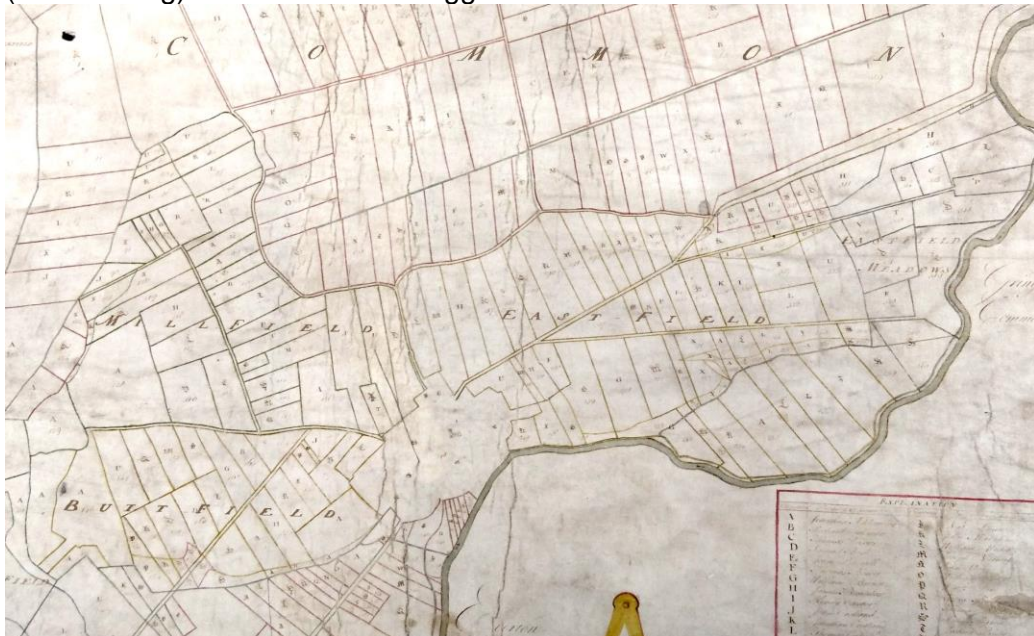


Map 8: Extract from 1844 Misson Tithe Map, showing Gibdyke moated site; source: Nottinghamshire Archives.



Map 9: Extract from 1898 Ordnance Survey map, showing Gibdyke moated site.

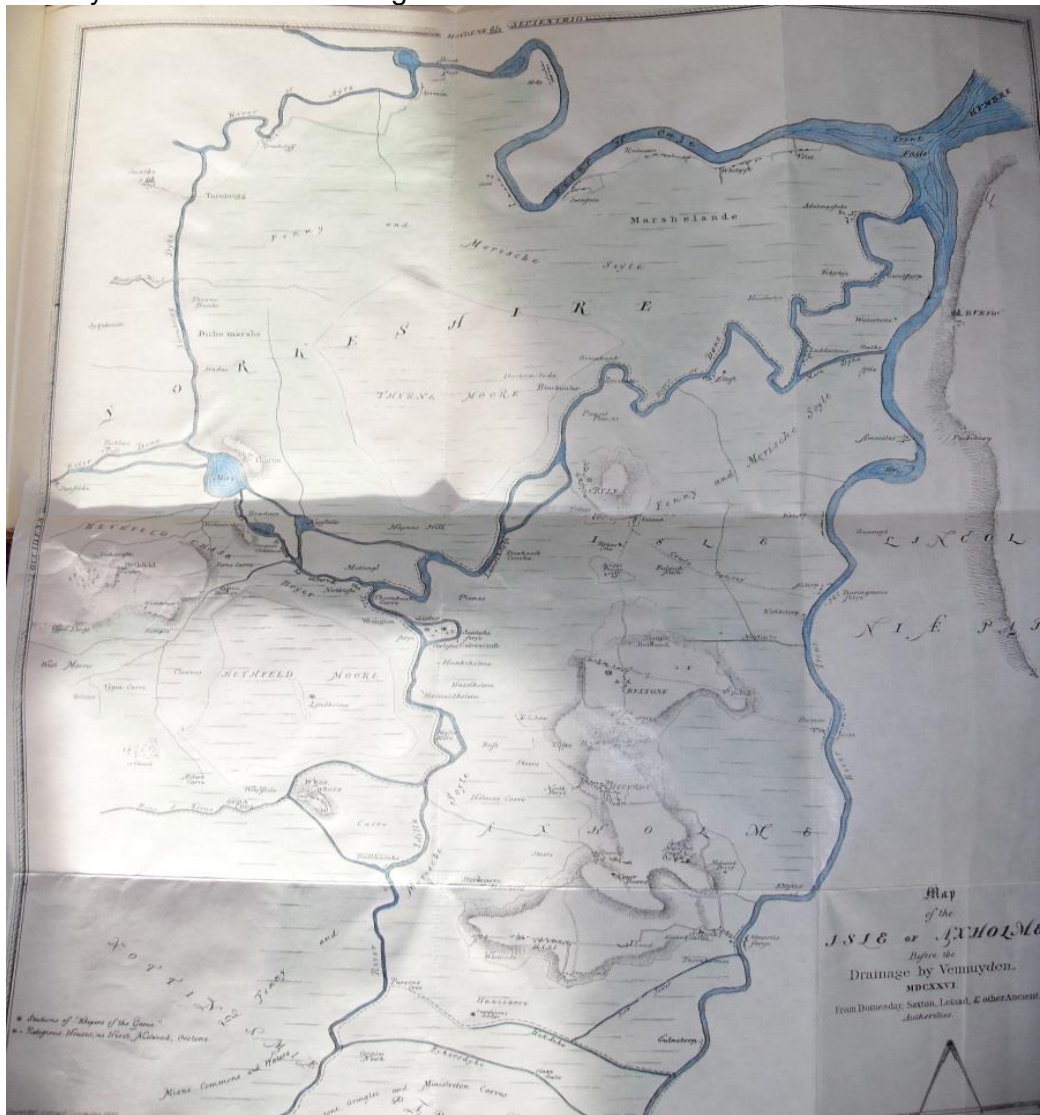
2.24 Life in Misson in the medieval period was primarily based upon agriculture, utilising what was known as the 3 field system. In Misson, the 3 large fields, which were located on the slightly elevated ground around the village, were known as East Field (to the east of the village), Butt Field (to the west) and Mill Field (to the north west). The 1761 map shows the position of these fields (at the time of enclosure) and shows how each was split into individual plots. To the north of the large fields was the common, a large area which was primarily used for seasonal grazing, hay cultivation and probably the growing of reeds (for thatching) in the more waterlogged areas.



Map 10: Extract from 1761 Plan of Part of the Lordship of the Manor of Misson, showing Mill Field, Butt Field, East Field and Common, with Misson in the centre; source: Nottinghamshire Archives.

2.25 The village feast, which until recent years was held on the first Thursday after the 6th July each year, is likely to have originated in the medieval period.

- 2.26 In the post-medieval period, i.e. 16th century onwards, agricultural yields and trade improved, although steadily, helped by the proximity to the River Idle. The ferry across the river, allowing passage between Misson and Everton, was likely present throughout this time, lasting up to the mid-20th century.
- 2.27 During the late-16th/early-17th century, this part of Nottinghamshire was the home of the Mayflower Pilgrims who would go on to found the colony of Plymouth in the New World. The key members of the group were from Scrooby and Austerfield, the latter just a mile or two from Misson. Some of the Pilgrims may also have come from Misson or had family there.
- 2.28 The greatest change to life in the 17th century was the drainage of the marshes carried out in 1626-1629. Dutch engineer Cornelius Vermuyden, was engaged to carry out substantial drainage to the wider area¹².



Map 11: 1626 Map of the Isle of Axholme Before the Drainage by Vermuyden, showing lands prior to drainage (Misson is bottom left, River Trent is right and River Ouse is top).
Source: <http://www.heritage-images.com/Preview/PreviewPage.aspx?id=2502794>.

¹² Vermuyden was formally appointed by Charles I to drain Hatfield Chase in 1626. Work began immediately and was completed within 2 years at a cost of £400,000. The newly-drained land was divided between the Crown, Vermuyden and existing tenants claiming right of Common. To fund the scheme, Vermuyden's land was sold to a number of partners known as the Participants who paid a tax on their 'scotted land'.

2.29 Vermuyden's works included the embankment of the Idle (as well as other rivers such as the Ouse and Trent), the erection of flood gates and the diversion of watercourses into controlled channels. The best example of this was the dam at 'Idle Stop', east of Misson, where the Idle was diverted along the Bycarrs Dyke¹³ (a barrier bank was also constructed on the northern edge of this channel for approximately 5 miles from the dam to West Stockwith). Prior to these works, east of Misson the Idle flowed northwards and met the River Don, which in turn eventually flowed into the River Ouse (see 1626, 1639 and 1824 maps).



Map 12: 1639 map of Hatfield Chase, identifying 'Mysen', the Idle Stop and the former course of the River Idle (labelled as 'Old Idell'). Source: *The Isle of Axholme Historic Landscape Characterisation Project*, Countryside Commission; K. Miller (1997).



Map 13: 1824 Ordnance Survey map, showing old course of River Idle (top centre) as a drain.

2.30 The drainage works by Vermuyden not only reduced the risk of flooding across the area, but also provided large swathes of more reliable fertile agricultural land. Later drainage works were carried out in subsequent centuries, enhancing and supplementing those earlier improvements. The timber-framed houses within the village mostly date to the 17th century, including White Cottage, the White Horse PH and Cooksons Cottage, and are testament to the relative wealth brought by the drainage works (originally these buildings had thatched roofs). The 1761 map appears to show the location of several of these buildings and shows them in elevation form.

¹³ Bycarrs Dyke is thought to have been a Roman navigation channel, which joined the River Trent at West Stockwith.

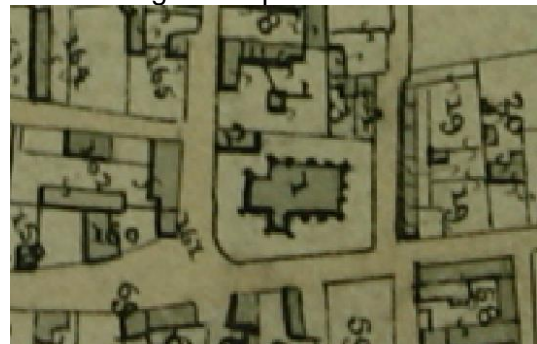


Map 14: 1761 Plan of Part of The Lordship of the Manor of Misson, showing the key buildings in the village at that time; Source: Nottinghamshire Archives. Please note: the above annotations are an approximation based on the position of buildings today.

- 2.31 Brick kilns found at Finningley Quarry (east of the Misson Rocket site) also date to the post-medieval period, likely to have taken advantage of the newly-drained land and access to under-lying clay.
- 2.32 On the 3rd August 1652, disaster struck the village when a fire broke out, destroying 48 buildings, in addition to much of the harvest recently gathered. The fire raged as most of the population was in church.
- 2.33 In 1693, one of the first schools in Nottinghamshire was founded in Misson. The first classroom was erected in the churchyard in 1693, by Thomas Mowbray and John Pinder. The first schoolmaster received a wage of £5 per year, coal and turf and use of the schoolroom rent free. He taught six poor children to read. The 1754 and 1844 maps show the school's location, immediately north west of the church. This building was replaced in 1860.



Map 15: Extract from 1754 Plan of Everton Lordship with Manor of Harwell, showing church and school; Source: Nottinghamshire Archives.



Map 16: Extract from 1844 Misson Tithing Map, showing church and school; Source: Nottinghamshire Archives.

2.34 In the 18th century, further drainage was carried out throughout the wider area. Much of the land at this time was owned by Jonathan Acklom Esq, who resided at nearby Wiseton Hall. He owned large parts of several settlements in the vicinity, including Misson. Acklom carried out enclosure of the open fields throughout his estates (primarily using hedges), with the land around Misson being enclosed in 1760-2 (an earlier attempt had been made to enclose the commons in 1707). The 1761 map shows (in red lines) the enclosure of Mill Field, Butt Field, East Field, the Common and the previously-waterlogged river-side meadows.



Map 17: 1761 Plan of Part of the Lordship of the Manor of Misson; Source: Nottinghamshire Archives.

2.35 The 1760-2 enclosure saw an area of land at Hagg Hill being awarded to the village for the purpose of supplying gravel for the repair of local roads. Some of this land was also rented out for grazing, to raise money to pay for repairs to infrastructure (i.e. the school, bridges and drains). The present village green was also allocated to the reparation of the village and the poor. It is possible that the present Pinfold was laid out at this time.

2.36 This period saw the construction of new model farms throughout the Acklom estate, to set designs, with the closest being at Norwith Hill. Although improvements were made to improve agricultural efficiency in the 18th century, Misson was not spared from the distemper virus, which wiped out around 700 cattle in 1742. Furthermore, the earlier drainage works were prone to failure and flooding was a regular occurrence. Other developments of the period included the construction of a large brewery at Newington in the late-1700s.



Map 18: Extract from 1847 Estate of Earl Spencer map, showing Norwith Hill.

2.37 New farmhouses and cottages were constructed in Misson in the 18th century, usually within earlier plots. In some circumstances, earlier (timber and thatch) buildings, rather than being replaced, were instead re-clad in brick and pantile. The distinctive steep roof pitches of these buildings make them easily identifiable.



Figure 2.5: Examples of (likely) 17th century timber framed buildings with 18th century brick alterations.

2.38 Further drainage works were carried out in the 19th century, beginning with the Hatfield Chase Drainage Act of 1813. This included the construction of a steam engine at Hatfield Chase (a few miles north of Misson) to help with water management. Greater control of water allowed for the warping (intentional flooding of fields to deposit fertile silts on the land) of the drainage channels. In 1854, an Act of Parliament was obtained to allow the 'Snow Sewer' (which becomes 'Warping Drain' to the north east) to be warped as required.

2.39 In the early-19th century, the Acklom estates passed by marriage (between Esther Acklom and John Charles Spencer, then Viscount Althorp and 3rd Earl Spencer from 1834). After Earl Spencer's death, the estate passed to his brother, who sold the entire estate in 1847 to his uncle, the Reverend Christopher Neville (originally of Thorney, Lincolnshire). As part of that estate sale, a series of maps were produced showing the land included, covering many of the nearby settlements including Misson, Mattersey, Everton, Scaftworth and Wiseton.



Map 19a, b & c: 1847 Estate of Earl Spencer Maps, showing Misson and surrounding area; Source: Nottinghamshire Archives.

2.40 Non-conformism reached Misson in the 18th century, the Misson Methodist Society forming in 1793. However, it wasn't until 1818 that the first Wesleyan Methodist Chapel was constructed in the village (location unknown). In 1822, a chapel was also constructed for the Primitive Methodists (again, site unknown). By the mid-19th century, Methodists made up a high proportion of the population. The 1851 Religious Census of Nottinghamshire gives details of each denomination, with the Wesleyan Chapel having a congregation of 100 people (plus 25 children attending the Sunday school), whilst the Primitive Chapel had 15 people in the morning and 69 in the evening. This compared with the parish church having a congregation of 140-160. The Primitive Methodists built a replacement chapel in 1873 (just west of the parish church), with the Wesleyan Methodists building their own replacement chapel on Top Street in 1897. A small Primitive Methodist Chapel was also constructed at Misson Springs in the 1890s, but was demolished in the mid-20th century.



Figure 2.6: Former Primitive Methodist Chapel, built 1873.



Figure 2.7: Former Wesleyan Methodist Chapel, built 1897.

2.41 Other notable events in the 19th century include the fire of 28th March 1845, which destroyed several buildings around Bull Hill (West Street). In 1853, the present vicarage was constructed to the north east of the village¹⁴ on the site of an earlier vicarage. In 1860, the school was rebuilt on land just to the north of the newly extended churchyard, and the former school (within the churchyard) was eventually pulled down. The school was added to in 1874 with a further classroom. In 1864, the old windmill (dating to c1714) was rebuilt (although demolished in the 20th century).



Figure 2.8: Mid-20th century view of former school (now village hall); Source: Misson Parish Council.



Figure 2.9: Former Vicarage, c1900; Source: www.picturethepast.org.uk.

2.42 In 1882, the church was restored, with the gallery and organ removed. Only 4 years later, in 1886, further restoration work took place, including the opening out of the tower arch and the installation of the stained glass east windows. Sadly, on 23rd September 1893, the church tower was struck by lightning, with

¹⁴ From the 1856 Lincolnshire Directory, page 636.

considerable damage recorded¹⁵ including the loss of the clock, all 4 bells and the tower floors. Restoration took 2 years to complete.

- 2.43 The village cemetery was opened in the late-1890s (earliest identifiable burial is 1899), on land between the village and the Vicarage.



Figure 2.10: Views of Misson Cemetery.

- 2.44 The early-20th century saw the opening of a section of the Tickhill Light Railway, between Bawtry and Haxey Junction. The railway line, primarily for freight, passed to the north of Misson village, with a sidings constructed. The sidings employed a number of local residents. This line was closed in 1964 and the track lifted.



Figure 2.11: Mid-20th century workers at Misson Sidings; **Map 20:** 1947-53 County Series Map, showing Bawtry & Haxey Railway; Source: Nottingham Insight. Source: Misson Parish Council.

- 2.45 During the First World War, Misson was home to a military camp for a 'migratory gang', prisoners of war employed in local agriculture. Across the country, hundreds of these sites were created, most established in the later months of 1916 and early months of 1917. The Misson camp was located to the north of the village, just south of the railway line (see 1947-53 map). A second camp was constructed at the present Misson Mill site, for PoWs and displaced persons, operating during the Second World War.
- 2.46 After the First World War, the Lady Chapel in St John the Baptist's Church was restored (led by Reverend Hugh Cowell) in 1920, as a memorial to those from Misson who died in the war. In addition, a memorial hall was opened in December 1920 on Station Road, although this was demolished in the later-20th century.

¹⁵ See <http://southwellchurches.history.nottingham.ac.uk/misson/hhistory.php> for precise details of the damage caused.

2.47 In 1934, an RAF training and bombing site was established at Misson Springs, first known as Misson Carr. The bombing range, used by crews out of RAF Finningley, was immediately to the east of the training site which was close to Springs Road. The bombing use ceased in c1948, although bombing started again in 1952-1958 by crews from RAF Lindholme, who recorded over 100,000 tonnes of bombs being dropped on the site.

2.48 The area adjacent to Springs Road became a Bloodhound Missile surface-to-air defence unit when 94 Squadron were reformed at RAF Misson on 1st October 1960, for the defence of RAF Finningley (then a Vulcan Bomber site). 94 Squadron were disbanded on 30th June 1963 and RAF Bomb Disposal cleared the site of ordnance between 1959 to 1979. Once 94 Squadron was disbanded, the site returned to a military training use, until it was relinquished in 1995. The site is currently used for sale of ex-military vehicles.



Figure 2.12: A Bloodhound Missile; Source: *Defending Nottinghamshire: The Military Landscape from Prehistory to the Present* (2014).

2.49 Surviving WW2 elements of interest include the air raid shelter and access road. The c1960 features include the picket post, station headquarters, directorate building, servicing building and static water tank. The missile hardstandings survive consisting of two fire units, each containing 16 missile pads. The missile pads are octagonal in plan, arranged off a square loop road and constructed from reinforced concrete. To each was originally bolted a cable termination pillar and launcher plant assembly. Leading away from each launcher plant assembly was a sunken service conduit covered by galvanised metal tread. Further cable conduits ran between the hardstandings. Only the bolts and the conduit now survive on most pads. On some pads the conduits have been removed and filled with concrete. The former training area/bombing range was designated as the Misson Carr SSSI in 1997.

2.50 In the 1930s, a crop drying business opened on land to the west of the village, now called the Misson Mill site. In c1950, bad flooding led to the improvement of flood defences around the wider area. At Line Bank, large areas of clay were dug to help reinforce the banks, the remaining holes quickly filling with water, these types of ponds being known as 'borrow ponds'. The whole of Line Bank was designated a SSSI in the 1980s.



Figure 2.13: Overhead photo of Line Bank; Source: Bing Maps, accessed 2016.

2.51 In the 20th century, quarrying on an industrial scale was begun at several locations outside of the village, the largest being the Newington Quarry (to the west) and the Finningley Quarry (to the north).



Figure 2.14: Overhead photo of Newington Quarry; Source: Bing maps, accessed 2016.

2.52 Several small housing developments also took place during the mid-20th century, including the Council housing at Coronation Avenue (1960s) and the cul-de-sac at Manor Close (1970s).

3. CHARACTER APPRAISAL

- 3.1 The Misson Conservation Area is situated on the north bank of the River Idle, which historically was navigable up to Misson and beyond to Bawtry. The village is located on a low promontory within a wider area of low-lying ground, within an area formerly dominated by marsh, similar to the fens in Cambridgeshire. The settlement appears to have developed around the church on a slightly elevated site, in the Norman period, although it is likely the pre-Norman settlement was close by. The grid pattern of streets, with the church at the centre, is a typical characteristic of Norman planned settlements. Since the medieval period, the village has retained this grid pattern, with most buildings from the post-medieval, Georgian and Victorian periods constructed within the existing street and plot pattern, providing the tightly-packed settlement visible today.



Figure 3.1: Church of St John the Baptist, viewed from south east.

- 3.2 The most significant building is the Grade I listed Church of St John the Baptist, which was originally constructed around c1150, although the majority of the exterior dates to the 14th, 15th and 16th centuries. A range of post-medieval (16th/17th century period), 18th and 19th century historic buildings are found throughout the village, in addition to a smaller number of significant 20th century structures. Several important landscape features also contribute to the character of the Conservation Area, such as the Gibdyke moated site (a

Scheduled Ancient Monument), the Pinfold, the village green and a variety of significant trees, hedges, walls and railings.

Layout and plan form

- 3.3 Misson has a rigid planned layout of a grid pattern of streets, typical of the medieval period, with roads sited perpendicular and parallel to the River Idle, with the church located at the centre on a very small promontory of higher ground.



Map 21: 1844 Misson Tithe Map; Source: Nottinghamshire Archives.

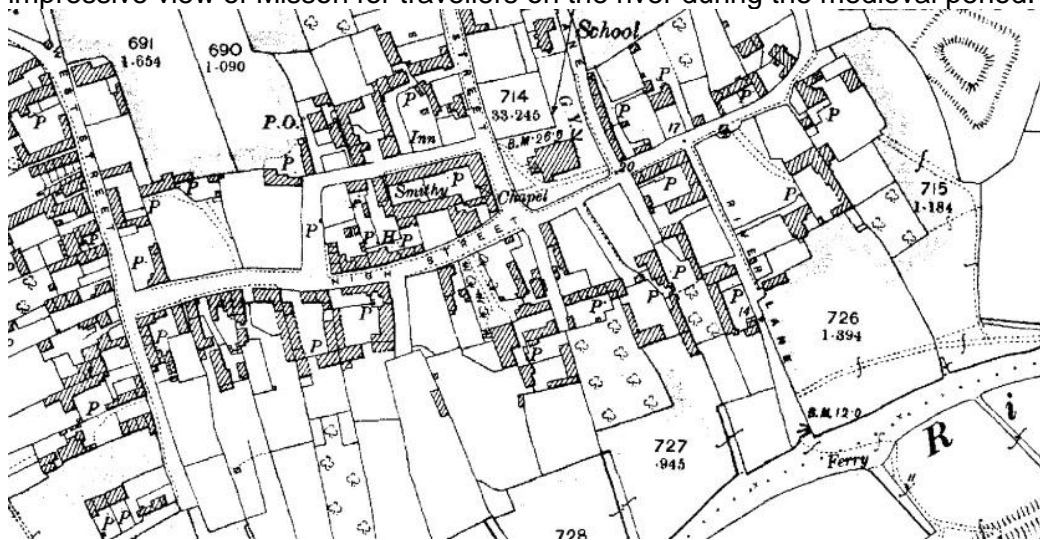
- 3.4 Within the primarily medieval layout, there are land boundaries which perhaps suggest an earlier (possibly Anglo-Saxon, or even Norse) origin. Two boundaries of particular note are the course of Back Lane and the boundary of the Gibdyke site. These curved boundaries, starkly contrasting with the otherwise regular grid pattern of streets and plots, may relate to earlier boundaries and settlement. Indeed, the tightly-packed plots between Back Lane and West Street, the proximity of this part of the village to evidence of earlier (Roman) settlement to the west (in the Hagg Lane/Slaynes Lane area), and the evidence of the route of West Street formerly extending southwards to the river, all may point to this part of the village being the oldest area still occupied. It is also likely that Slaynes



Map 22: Extract from 1898 Ordnance Survey map, showing course of Back Lane.

Lane predates Bawtry Road as the main land route into the village from the west.

- 3.5 Notwithstanding any earlier land divisions, the overwhelming character of Misson is of a planned medieval village with a grid pattern of parallel and perpendicular streets, with buildings generally sited either perpendicular or parallel to the road. When first laid out, these plots would have contained a cottage to the road front, with subsistence farming occurring in the plot behind (referred to as 'toft and croft' plots). Over the centuries, buildings have been rebuilt time over, but still within those original plots, giving the distinctive tightly-packed settlement apparent today.
- 3.6 The main thoroughfare through Misson is High Street, which is parallel to the River Idle and has the Church of St John the Baptist, first built in the mid-12th century, immediately adjacent. The siting of the church alongside the road, which follows parallel to the course of the river, would have provided for an impressive view of Misson for travellers on the river during the medieval period.



Map 23: Extract from 1898 Ordnance Survey map, showing High Street.



Map 24: Extract from 2016 Ordnance Survey map, showing High Street (reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2016, Bassetlaw District Council. License No. 100019517).

- 3.7 Along with High Street, several other roads contribute much to the medieval layout of Misson. West Street, with its tightly-packed linear plots of similar width and length (along the west side of the road), indicate the early dates of that part of the village. The lack of similar plots on the east side of West Street (north of

High Street) indicates that part of the village may not have contained many buildings until after the medieval period.

- 3.8 To the south of High Street, long and straight plots stretch back from the road towards the river and comprise large areas of open space. Prior to the drainage works of the 17th and 18th centuries, the back of these plots would have been water meadow, used only for seasonal grazing when not in flood. The route of River Lane is also likely to be of some age, probably medieval, and afforded direct access between the village and the river (this was also the site of the Misson Ferry, the river crossing point for travellers between Misson and Everton/Harwell).

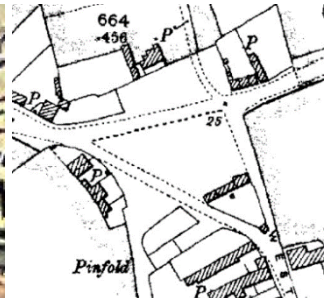


Map 25: Extract from 1844 Misson Tithe Map, showing plots south of High Street.

- 3.9 The village green is the most significant area of public open space in the village, probably being formalised during the 1760-2 enclosures (it first appears on the 1774 map). The pinfold sits at the southern end of the green and is also likely to have been in position shortly after enclosure. The shape of both the green and pinfold are the result of the positions of the roadways through this part of the village.



Map 26: Extract from 1774 Chapman's Map of Nottinghamshire, showing village green.



Map 27: Extract from 1898 Ordnance Survey map, showing village green and pinfold.



Figure 3.2: 2007 Overhead photo of village green and pinfold.

- 3.10 20th and 21st century developments have, on the whole, failed to respect the historic plot layouts of the village, comprising a series of cul-de-sacs with large buildings set at different angles and with buildings sited well back from the road.

MS1 Misson Conservation Area – Character appraisal
Layout and plan form – Summary of special interest:

- The established layout is primarily of rectangular plots (often narrow), orientated perpendicular to the road, with main buildings sited close the highway.
- Buildings are either orientated perpendicular or parallel to the highway. Those buildings perpendicular to the highway, set within earlier plots, are usually located with their front gable either on or very close to the edge of the highway.
- The majority of outbuildings are sited to the rear of the main buildings, usually following the historic plot layout. Where historic (usually agricultural) buildings are in larger plots, they generally follow the typical late-18th/early-19th century model farm plan, being set around a small courtyard.
- Outbuildings are subservient to the main buildings, both in their scale and original function.

Architecture: buildings and materials

3.11 The Misson Conservation Area contains 14 listed buildings (together with those listed by association), sited along the main thoroughfares of High Street, West Street, Middle Street, Gibdyke and Station Road. All these buildings and structures are considered to contribute positively to the special character and appearance of the Conservation Area. In addition, many other unlisted buildings and structures are also regarded as having a positive impact on the Conservation Area¹⁶. All significant buildings and structures are discussed in this section, are shown on map 28 (page 42) and are listed in the appendix. Buildings not highlighted are considered to be neutral in their character, appearance or significance. The different ages of buildings across the village is indicated on map 29 (page 43) – please note, this map is merely an indication of age based on a visual assessment.

3.12 The Church of St John the Baptist (grade I listed) is the most significant building in the Conservation Area, recorded as being first constructed in c1150. However, little of that original building remains. The present building, as viewed from the outside, is primarily 14th, 15th and 16th century in date, with numerous alterations in the 19th century.

3.13 The west tower, the main focal building in the village, dates to the 14th century and features large buttresses of a design distinctive to the period. The tower is of 2 stages, with the top stage finished with crocketed pinnacles and crenelated parapet (again typical). The west tower doorway and large window are also 14th century, although the window openings in the upper stage are all 19th century.



Figure 3.3: Church of St John the Baptist, west tower.

3.14 Other than the tower, one of the most prominent features of the church is the 14th century south aisle and porch. With regard to the porch, key parts include the crenelated parapet, arched opening and buttresses on the porch. These crenelated parapets are repeated around most of the church, giving it a strong 14th century character.



Figure 3.4: Church of St John the Baptist, south porch.

¹⁶ These buildings are identified as 'positive CA buildings' on the buildings map on page 42).

- 3.15 The south aisle has a range of different openings dating to a number of periods. The main window openings on the south elevation are a mix of 14th, 15th and 16th century, the most intriguing probably being the square-headed opening that dates to the Tudor period. The presence of the gargoyles also puts this part of the building in the 14th century date range.



Figure 3.5: Views of south aisle, including Tudor square-headed window opening (left).

- 3.16 The upper part of the nave, known as the clerestory, is of a similar design and construction to the south aisle and is also 14th century. The window openings on both south and north sides, however, date to the 15th century, the square-headed openings being characteristic of that time.



Figure 3.6: Clerestory openings, south side.

- 3.17 The North aisle is of a similar construction to the south, although dates to the 15th century. The distinction can be seen in a) the 4 square-headed window openings on the north elevation; b) the crenellation being less refined than the 14th century south aisle; c) the hood-moulds above the window being integral; and d) the lack of any gargoyles around the parapet.



Figure 3.7: Views of north aisle from north west (left) and north east (right).

- 3.18 The east end/chancel is also primarily 14th century, the buttresses and moulded banding confirming this. However, the roof is later in date (primarily the result of 19th century restorations, but with 17th century structure and 15th century re-used timbers visible on the interior). The rendering is likely to have been added to hide the increase in height above the original roof line (possibly the

construction material did not match the original stone, e.g. brick or a different stone was used instead). The large window is a result of 19th century restoration, being installed in 1886.



Figure 3.8: East end/chancel, with interior view of stained glass window.

- 3.19 No other buildings in the village can be firmly dated to the medieval period. However, there are buildings which may be on the site of earlier buildings, such as the White Horse Inn PH, or there may be structures which have re-used medieval fabric.
- 3.20 Misson has a number of timber-framed buildings which primarily date to the post-medieval period (16th and 17th century), most of which are listed. These are located across the village, although most are in close proximity to the church. One of the most prominent timber-framed buildings is White Cottage (High Street), located directly opposite the church. As well as having elements of the timber frame visible from the outside (itself a rarity in Bassetlaw), it features steeply-pitched roofs, irregularly positioned window openings, rendered walls, coped gables, a large inserted chimney stack, a slightly undulating roof ridge and a strong rectangular plan form sited close to the road, all characteristics found on the majority of timber-framed buildings throughout the village and wider area. Like other sites of this type, White Cottage also has 18th century farm buildings attached, which were likely constructed shortly after the enclosures of 1760-2.



Figure 3.9: White Cottage, High Street (as viewed from churchyard to north west).

3.21 Other 16th/17th century timber-framed buildings found in Misson include White Cottage (Middle Street), White Gates, White Horse Inn, Cooksons Cottage, Wardens Cottage, Wardens Cottage, Manor Farm House, The Cottage and Gibdyke House. All feature similar architectural elements which help to identify these types of structures, notwithstanding any exposed timbers which may be visible on their interiors.



Figure 3.10: Selection of post-medieval timber-framed buildings in Misson. Manor Farm House (top left), White Horse Inn (top right), Cooksons Cottage (centre left), White Cottage, Middle Street (centre right), White Gates (bottom left) and Wardens Cottage (bottom right).

3.22 In some cases, an earlier timber-framed house has been entirely encased in a later house, leaving very little evidence of the earlier building on the outside. Gibdyke House and Top Farm House are perhaps the best examples of this, appearing primarily as late-18th/early-19th century buildings on the outside (albeit with modern windows).



Figure 3.11: Views of façade and internal timber frame at Gibdyke House.

3.23 Misson contains a variety of buildings which were constructed in the 18th and early-19th century, including several cottages, farmhouses and agricultural buildings. There are all constructed using the local red brick (often with Flemish brick bond to the front and English garden wall bond to the sides and rear), with

some of these rendered and in many cases with clay pantile roofs. Timber joinery is prevalent, with panelled and plank & brace doors and sash and casement windows found throughout Misson.

3.24 Of the 18th and early-19th century houses that survive, these generally conform to one of two types: either linear houses (with gables onto the road), or houses which face the road. Of the linear-type houses, Rose Cottage, Dunridge House and Homeguard Cottage are amongst the better examples, although a number of others existing throughout the village, including Oddfellows Cottage and Holly Tree Cottage (although 20th century alterations, such as remodelled window openings or replacement of roof tiles with non-traditional materials) have failed to preserve their special character).



Figure 3.12: Linear-type houses in Misson: Rose Cottage (top left), Dunridge House (top right), Homeguard Cottage (centre), Oddfellows Cottage (bottom left) and Holly Tree Cottage (bottom right).

3.25 Of the 18th and early-19th century houses that face the road, these are of different scales, ranging from larger farmhouses to smaller cottages. Of the larger houses, the most significant include Northfield House, Holly House, Church House, Swan House, Woodbine Lodge, Gibdyke Farmhouse and Willow House.



Figure 3.13: Larger 18th and 19th century houses – Northfield House and Holly House (first row), Church House and Swan House (second row), Woodbine Lodge and Gibdyke Farmhouse (third row) and Willow House (fourth row).

3.26 Of the smaller 18th and 19th century dwellings, West Hill, Millfield House and Lyndhurst are amongst the most identifiable.



Figure 3.14: Smaller 18th & 19th century cottages – West Hill (top left), Millfield House (top right) and Lyndhurst (bottom right).

3.27 There are a number of historic agricultural buildings within Misson's historic core, these mostly dating to the 18th and 19th centuries (although may contain earlier fabric). They are one and two storeys, of red brick with pantile roofs and often feature eaves corbelling, timber joinery and in some cases decorative ventilation holes. The most common brick bonds for agricultural buildings in Misson are English garden wall or Flemish stretcher bonds. These buildings were constructed for various agricultural functions and include threshing barns, dovecotes, cart sheds, stables and animal sheds. Although a number have been converted to other uses, their special character still contributes greatly to the overall significance of the Conservation Area.



Figure 3.15: Various agricultural buildings dating to the 18th and 19th centuries (some recently converted to dwellings) within Misson Conservation Area.

3.28 One of the most distinctive buildings in the Conservation Area is the former Primitive Methodist Chapel on High Street. This was built in 1873 in the Gothic revival style. Although it has modern windows, a number of key architectural features remain, including the red and yellow brick window/door arches, the date stone, the timber gable-end bargeboards, the front porch with finial and the slate roof. This building also forms an important part of the wider setting to the Church of St John the Baptist.



Figure 3.16: Former primitive Methodist chapel on High Street.

3.29 Equally as iconic is the former Wesleyan Methodist Chapel on Top Street, which was built in 1897 in a similar form, although larger, to the Primitive Methodist Chapel. The Wesleyan Chapel was recently converted to residential use, although retains the majority of its key architectural features. Of particular note are the front porch, decorative corbelling, pointed brick arches, timber joinery, ridge tiles, finials, first floor circular opening (with window that replicates the original) and the dedication stones.



Figure 3.17: Former Wesleyan Methodist Chapel, Top Street, after conversion to a dwelling.

3.30 To the north of St John The Baptist's Church is the former village school, now the village hall. This was built in 1860 and as typical of the period, being L-plan with a red brick construction, with yellow brick detailing, slate roof and timber windows. Although 20th century alterations have been harmful to the building's character (especially the front extension, the pebbledash render covering and the loss of the chimney stacks), the building still retains its overall form and is identifiable as a former school.



Figure 3.18: Former village school, now village hall, including from 1920 (source: www.picturethepast.org.uk, accessed 2017).

3.31 The Angel Inn public house is primarily an early-19th century building, although with earlier fabric visible to the rear and with later alterations. The building features brick corbelling, brick arches, stone cills, a partial slate roof, some timber joinery and brick chimney stacks. However, some later changes, such as PVC windows, have harmed the building's significance.



Figure 3.19: Views of Angel Inn, Dame Lane.

3.32 In terms of its 20th century buildings, Misson contains only a small number which are of architectural or historic significance. One of the most notable is The Lodge, which was originally associated with Holland House (possibly a gardeners cottage) but is now a separate dwelling.



Figure 3.20: The Lodge, Church Street.

3.33 The former Police House on Top Street, now called Fircroft House, was built in the 1920s/30s and conforms to the type A police house, as designed by Nottinghamshire County Council's Chief Architect at the time, L.E. Maggs. There are a large number of these former police houses across Bassetlaw (and the rest of Nottinghamshire County), including several type A (such as at South Leverton, Everton or Carlton in Lindrick). A recent front extension has altered the appearance of the building from the road, although the original form, including the clipped front gable, stone kneelers and slate roof, are all still in situ.

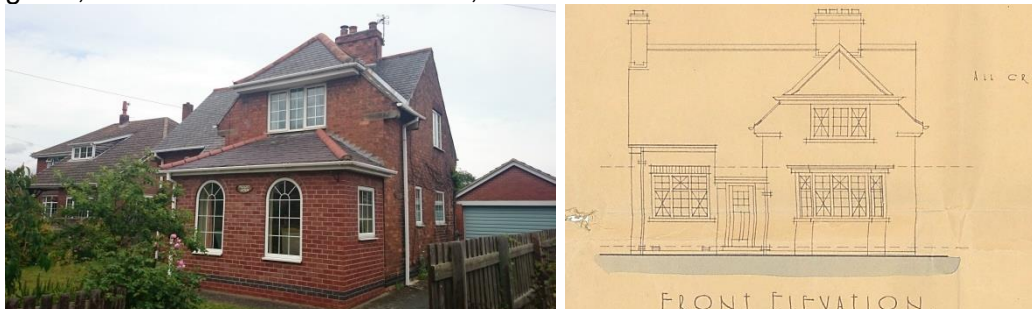


Figure 3.21: Former Police House, Top Street – original 1926 drawing by L.E. Maggs, then Chief Architect of Nottinghamshire County Council (source: Bassetlaw Museum).

3.34 Other 20th century architectural features of interest include the brick and creased tile banding, together with diagonal infill under arched openings, as seen at 6-9 Top Street. The 1950s/60s style eye-brow dormer window at Tanglewood on Slaynes Lane is also of interest.



Figure 3.22: Brick detailing at Top Street (left) and eye-brow dormer on Slaynes Lane (right).

3.35 Outside of the Conservation Area boundary are various buildings of significance. The most notable is The Old Vicarage, which was built in 1853 on the site of an earlier vicarage. The vicarage grounds had been the location of the village feast in the 1860s/70s. The property was sold as a private house in 1933.

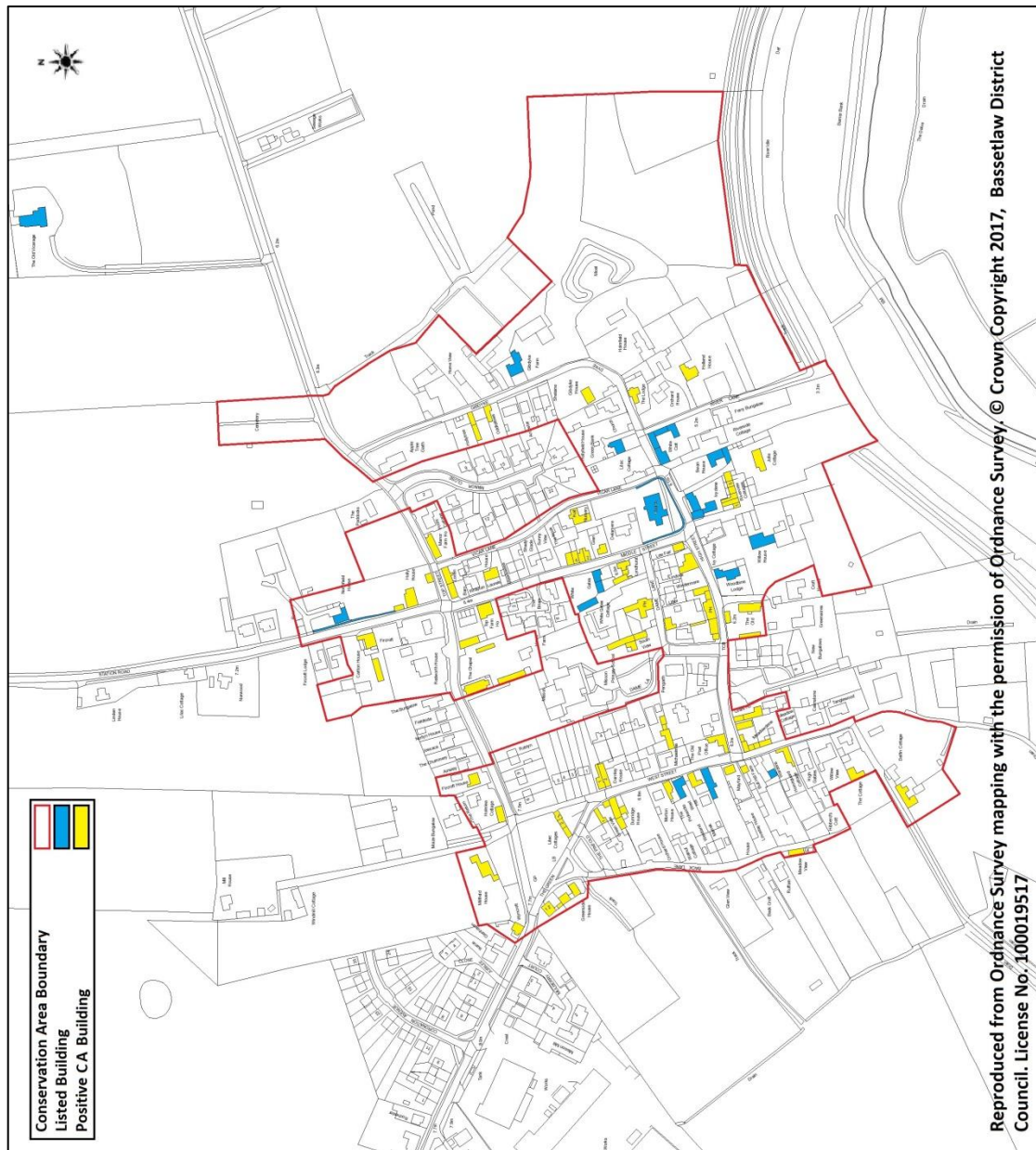
MS2 Misson Conservation Area – Character appraisal

Architecture: buildings and materials – Summary of special interest:

- Along with its listed buildings, the Misson Conservation Area contains numerous unlisted buildings and structures that contribute positively to the character and appearance of the area. These are regarded as ‘positive CA buildings’. Outside of the Conservation Area boundary, several other buildings are also regarded as heritage assets, whether listed or non-designated, and would contribute to the setting of the Conservation Area. All these buildings are marked out on map 28 and listed in the appendix.
- Buildings are generally two storeys and are mostly rectangular plan forms with steep roof pitches (over 35°). The rooflines are characterised by brick chimneys (with brick/stone detailing).
- Misson has a number of timber-framed buildings dating to the 16th and 17th centuries. The majority of these are constructed on top of a stone plinth and were refronted with red brick/stucco in the 18th century. Banding at first floor level also indicates the position of the upper floor joists.
- Facing materials for buildings are predominantly red brick (usually Flemish stretcher, Flemish or English garden wall bonds), with brick and stone detailing common. A painted stucco finish can also be found, particularly in association with timber-framed buildings from the 16th/17th centuries.
- Roof materials are primarily non-interlocking clay pantiles, with natural slates used on 19th century buildings and rosemary tiles sometimes found on early-20th century buildings.
- Period architectural features such as window arches/cills, door surrounds, hood moulds, brick string courses, timber joinery, brick chimney stacks with clay pots, saw tooth/dentil coursing, stone/timber cornices and timber shopfronts all form an essential part of the special interest of the Conservation Area.

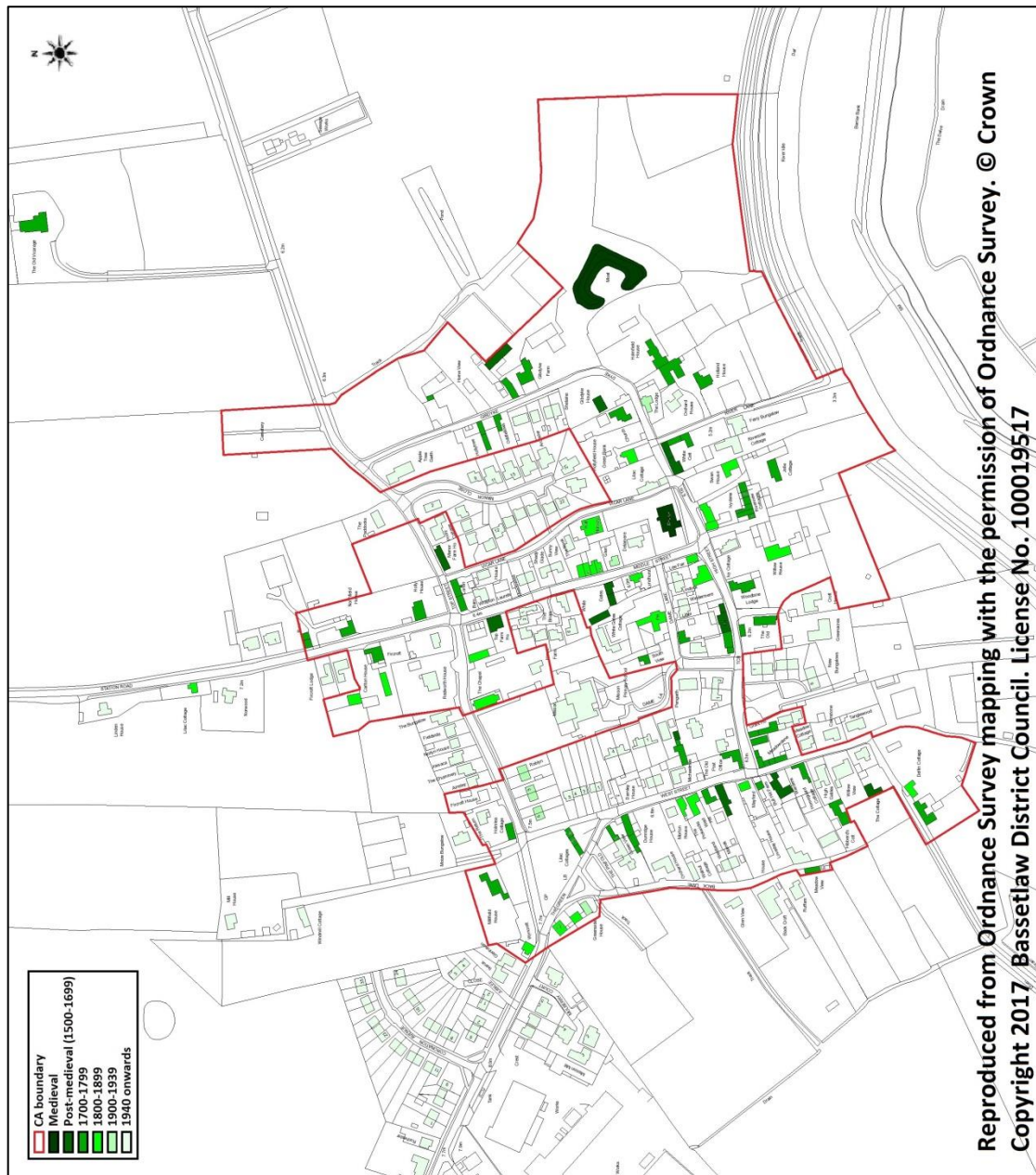
- Street elevations are well fenestrated and often retain historic timber/metal-framed windows and timber doors.
- Given its scale, historic associations and architectural and historic interest, the Parish Church of St John the Baptist (and its wider setting) deserves special consideration when affected by planning proposals.

Map 28: Misson – buildings



Disclaimer: The identification of 'positive CA buildings' (as shown on the above map and as discussed in the appendix) is by no means exhaustive and the 'list' of buildings and sites identified may change at a later date. The most significant walls, railings and gates have also been identified (mostly shown on map 30, page 52), although further boundary features may also be significant (as discussed in detail in the landscapes/public realm section). The absence of any building/structure on the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. The identification of buildings listed by association comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990) and may not be shown on the above map. Advice should always be sought from the Conservation Team at the District Council.

Map 29: Misson – historic building phases



Disclaimer: The above map is indicative only, based on surveys undertaken in 2015/16 primarily looking at the exteriors of buildings, in conjunction with historic map evidence and historic text sources. Further research may reveal dates earlier or later to that indicated above.

Public realm, amenity spaces, landscaping and boundary treatments

3.36 Other than its buildings, the Misson Conservation Area also contains a range of landscape and public realm features which add to its special architectural and historic interest, including its open spaces, mature trees, walls, railings, gates, communications infrastructure and commemorative monuments. These significant landscape and public realm features are discussed in this section and are highlighted on map 30.

3.37 One of the oldest significant open spaces within the village is the churchyard, which is known to date to the middle of the 12th century. Most of the original area is enclosed by a stone wall, that dates to the 18th and early-19th centuries. The churchyard was extended to the north in 1860, with a brick wall around that section. Within the churchyard are a large number of historic memorial monuments, which date to the 18th, 19th and 20th centuries. In addition, several mature trees, including sycamores, exist around the perimeter.



Figure 3.23: Views of churchyard, including various monuments, trees, sections of boundary wall and gates.

3.38 Alongside the churchyard, the Gibdyke moated site and fishpond, a Scheduled Ancient Monument, is perhaps the most significant landscape feature in the

Conservation Area. Although no exact date of origin is known for the site, the majority of moated house sites across the country were first constructed in the 1250-1350 period. At Misson, the moated site comprises a large moat, with the spoil from the ditch placed in the centre to create a raised platform (around 1-2m higher than the land outside of the moat). On this platform would have been constructed a house, possibly a manor house but certainly of high status, together with any ancillary outbuildings.

- 3.39 The moat measures around 10m in width and is around 2m deep in places, although would have been much deeper when originally constructed (material washed down from the centre and sides has partially filled the ditch over time). The moated enclosure as a whole measures around 60m from north to south and 45m from west to east. At the southern end of the moat is a fish pond, a common feature associated with moated house sites of the medieval period.



Figure 3.24: Views of moated site from 2016 (top), 1995 (bottom left) and 1988 (bottom right).

- 3.40 Whilst it is not known for certain who the moated site was constructed for, it is possible that the Clerc family resided here in the 14th and 15th centuries. John Clerc was a wealthy resident in the village in the early-15th century. Lady Beatrice Clerc is recorded in 1419 as having established the chantry of St Mary within the church, in honour of her husband who had passed away. In the 1420s, Lady Clerc left various effects to the chantry and to several residents in the village.

- 3.41 It is also not known how long the site was occupied for, but similar sites elsewhere in Bassetlaw appear to have been abandoned by the 17th or early-18th century, with replacement houses often constructed nearby. It is possible that the fragments of stonework visible in the 18th century barn at the rear of Gibdyke Farmhouse (the stonework perhaps dating to the 17th century) could relate to this replacement house.



Figure 3.25: Section of earlier stonework within 18th century barn at Gibdyke Farm.

- 3.42 Another important open space is the Pinfold, which appears to date to the late-18th/early-19th century. This was a walled enclosure used to keep stray animals,

with a fee being charged for their release. The Pinfold at present is in poor condition and the majority of the internal space is overgrown. In addition, the surrounding wall (which was actually the north wall of the old Pinfold Cottage, demolished in the mid-19th century) only partially survives on the south side. Nevertheless, its layout and location, together with the surviving element of wall, contributes significantly to the Conservation Area.



Figure 3.25: Views of village Pinfold, from south west (left) and south east (right).

3.43 Adjacent to the Pinfold is the Village Green (officially awarded ‘village green’ status in 1987). The Green was originally allotted to the village as a result of the enclosures in the 1760s and has remained free of development, other than The Pinfold (the proceeds of which would also have gone to the village) and Lilac Cottages (original purpose unknown), since that time. The Village Green is primarily grassed open space, with mature and semi-mature trees mostly around the perimeter. The area was used as the location for the village fair in the period after World War One.



Figure 3.26: Views of Misson Village Green.

3.44 The open space to the north of the Village Green is viewed in the same context as that space and is also primarily grassed with mature and semi-mature trees.



Figure 3.27: Views of open space to north of Village Green.

3.45 A large number of significant boundary walls existing throughout the Conservation Area, incorporating both red brick and limestone construction. The most prominent stone boundary wall is that around the churchyard, although other examples exist including along West Street, High Street and Gibdyke.



Figure 3.28: Stone boundary wall around the churchyard.

3.46 Of the significant brick walls, those along Gibdyke, River Lane, High Street, Middle Street and West Street are the best preserved. However, traditional brick boundary walls can be found throughout the Conservation Area. The most common historic brick bond for boundary walls is an English garden wall bond, although examples of Flemish bond, Flemish stretcher bond and Flemish garden wall bond can also be found.



Figure 3.29: Selection of historic brick boundary walls in Misson, including along Gibdyke (top), Middle Street (bottom left) and Station Road (bottom right).

3.47 Several properties also retain historic railings and gates, often in conjunction with brick walls. The best examples of traditional railings and gates are at Gibdyke Farm, the former Wesleyan Methodist Chapel, Woodbine Lodge,

Northfield House, Holly House and at West Hill. The iron gates at the churchyard are also of note.



Figure 3.30: Historic railings and gates in Misson Conservation Area.

3.48 Throughout the Misson Conservation Area, there are a large number of mature trees which contribute significantly to the special character and appearance of the area. Some of these trees are also covered by Tree Preservation Orders. The most prominent trees include those around the churchyard, several around the Village Green, a number on the south side of High Street and numerous alongside the River Idle. Several small orchards also survive, these being a feature of the village since at least the 18th century.



Figure 3.31: Examples of significant trees in Misson Conservation Area – Village Green (top left), churchyard (top right) and land south of High Street/north of River Idle (bottom left).

3.49 Although the River Idle is a natural feature, Misson's relationship to the watercourse is integral in the understanding of the settlement's historic development. The north bank of the river, centred around the southern end of River Lane and along the adjacent footpath, provides an important part of the landscape character of the Conservation Area.



Figure 3.32: Various views around River Idle at southern end of River Lane.

3.50 Misson contains two Queen Elizabeth II pole-mounted post boxes. Both date to the second half of the 20th century, although nonetheless contribute to the overall character of the Conservation Area. The finger post sign adjacent (also 20th century) and the new village entrance signs (installed recently) also help to enhance this part of the Conservation Area.



Figure 3.33: Elizabeth II post boxes on High Street (left) and The Green (centre left); finger post sign (centre right) and new entrance sign (right).

3.51 At the north east end of the village is Misson Cemetery, which is important as an area of formally planned open space, contains numerous significant monuments (including 2 WW1 gravestones), by reason of the gates and railings and due to the range of mature trees (including several evergreen American

Holly). The first burial identified is from 1899. The cemetery is also regarded as an unregistered park & garden, as identified in the Council's 2015-2017 survey.



Figure 3.34: Misson Cemetery.

3.52 Misson's relationship to its rural surroundings is also a key part of the character of the Conservation Area. The agricultural nature of the open space around Misson contributes significantly to its setting, and to the setting of its Listed Buildings and the Scheduled Ancient Monument (see aerial photographs below).



Figure 3.35: Overhead photograph of Misson, taken 2015 (source: Bassetlaw District Council).

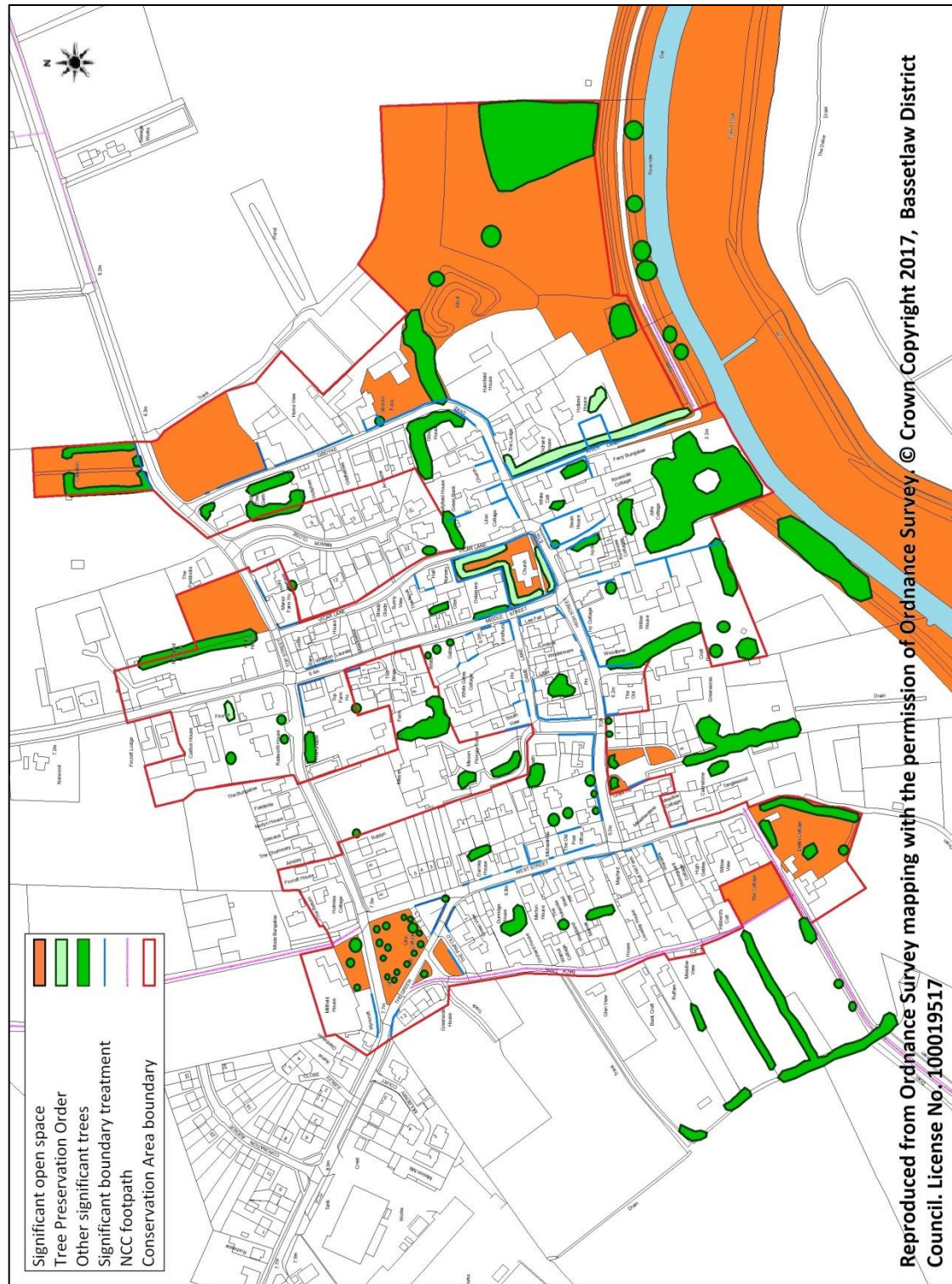


Figure 3.36: Aerial photograph of Misson, 2016 (source: Misson Parish Council).

**MS3 Misson Conservation Area – Character appraisal
Public realm, amenity spaces, landscaping and boundary treatments – Summary of special interest:**

- The Conservation Area contains a variety of significant landscape/public realm features including boundary walls, railings, gates, verges, open spaces, trees & monuments (indicated on map 30).
- **Open spaces** - Of special note are the open spaces of the churchyard, Gibdyke SAM, Village Green, Pinfold and Misson Cemetery. The relationship between Misson's historic buildings and the open spaces provides an important part of the character of Misson.
- **Boundary Walls** – Red brick (usually English garden wall bond/Flemish stretcher bond) and Limestone walls contribute greatly to the character and appearance of the Conservation Area and to the setting of its most significant buildings and sites. Those walls around the church and along Gibdyke are amongst the most significant. A mixture of coping styles exist, with limestone and brick/clay copings the most common.
- **Railings and gates** – Misson contains a range of traditional iron railings and gates, most of which date to the 19th century. These are mostly set into the top of low brick walls of the same period.
- **Trees** – Within the Conservation Area, there are a large number of significant trees, including larger groupings and individual specimens. The most significant are those in the churchyard, around the Village Green and those between High Street and the River Idle.
- **Gibdyke moated site and fishpond (Scheduled Ancient Monument)** – The Gibdyke SAM is one of the most significant landscape features within the Conservation Area.
- Other significant public realm features include the two Royal Mail post boxes, their distinctive appearance and finish contributing to the character of the Conservation Area.

Map 30: Misson – landscape features



Disclaimer: The identification of significant landscapes and boundary features including walls, railings, open spaces, trees, etc (as shown on the map above) is by no means exhaustive. The absence of any feature from the above map does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of the Conservation Area. Furthermore, the identification of 'significant boundary treatments' is carried out only from public vantage points – further significant boundary treatments may well exist to the rear of plots not visible from a road or footpath. Advice should always be sought from the Conservation Team at the District Council. The Tree Preservation Orders shown are also indicative only and confirmation should always be sought from the Council's Tree Officer on the precise location of the District's TPOs.

Key views and vistas

3.53 A number of significant views exist within, into and out of the Conservation Area, focusing on the most important buildings and landscape features (see map 31). The most significant and prominent building within the Conservation Area is the Church of St John the Baptist, with its 14th century western tower visible for a significant distance in all directions. Elsewhere, individual and groups of buildings also contribute to the significant vistas within, into and out of the Conservation Area.

3.54 As indicated above, the Church of St John the Baptist is the most prominent and iconic building within the Conservation Area. The church, and in particular its western tower, is visible along a number of routes into and through the village. One of the most significant views is that along Bawtry Road from the west, the straight section of road adjacent to Coronation Avenue/Misson Mill being directly aligned with the church in the centre.



Figure 3.37: View of church from Bawtry Road.

3.55 Other significant views of the church include those along Slaynes Lane, Station Road, High Street/Church Street, Middle Street, Vicar Lane, River Lane, Gibdyke, Dame Lane, Top Street, Top Road and from the River Idle footpath. Incidental views of the church can also be had from points within the later-20th century cul-de-sac developments of Manor Close and The Briars.



Figure 3.38: Various views of Church of St John the Baptist.

3.56 Other than the church, the Conservation Area has a number of other focal buildings and structures which contribute significantly to its character and setting. The Gibdyke moated site SAM is prominent in views from the River Idle footpath to the south east, and from Gibdyke to the north west.



Figure 3.39: Views of Gibdyke moated site from Gibdyke (left) and River Idle footpath (right).

3.57 The timber-framed buildings of White Horse PH (High Street), White Cottage (Church Street), Whitegates (Middle Street) and Cooksons Cottage (West Street) all appear as focal buildings within key views around the Conservation Area, their form and appearance being striking when compared to the 18th, 19th and 20th century brick and pantile/slate buildings which are more prevalent.



Figure 3.40: Views of timber-framed buildings on Middle Street (left) and West Street (right).

3.58 Both former Methodist chapels also appear as iconic structures within key views through parts of the Conservation Area. The distinctive Gothic revival architecture of the former Primitive Methodist Chapel on High Street provides an important backdrop of views along High Street and towards the church. The former Wesleyan Methodist Chapel on Top Street, with its Gothic style front gable and roof, is prominent in views along Top Street from both west and east directions.

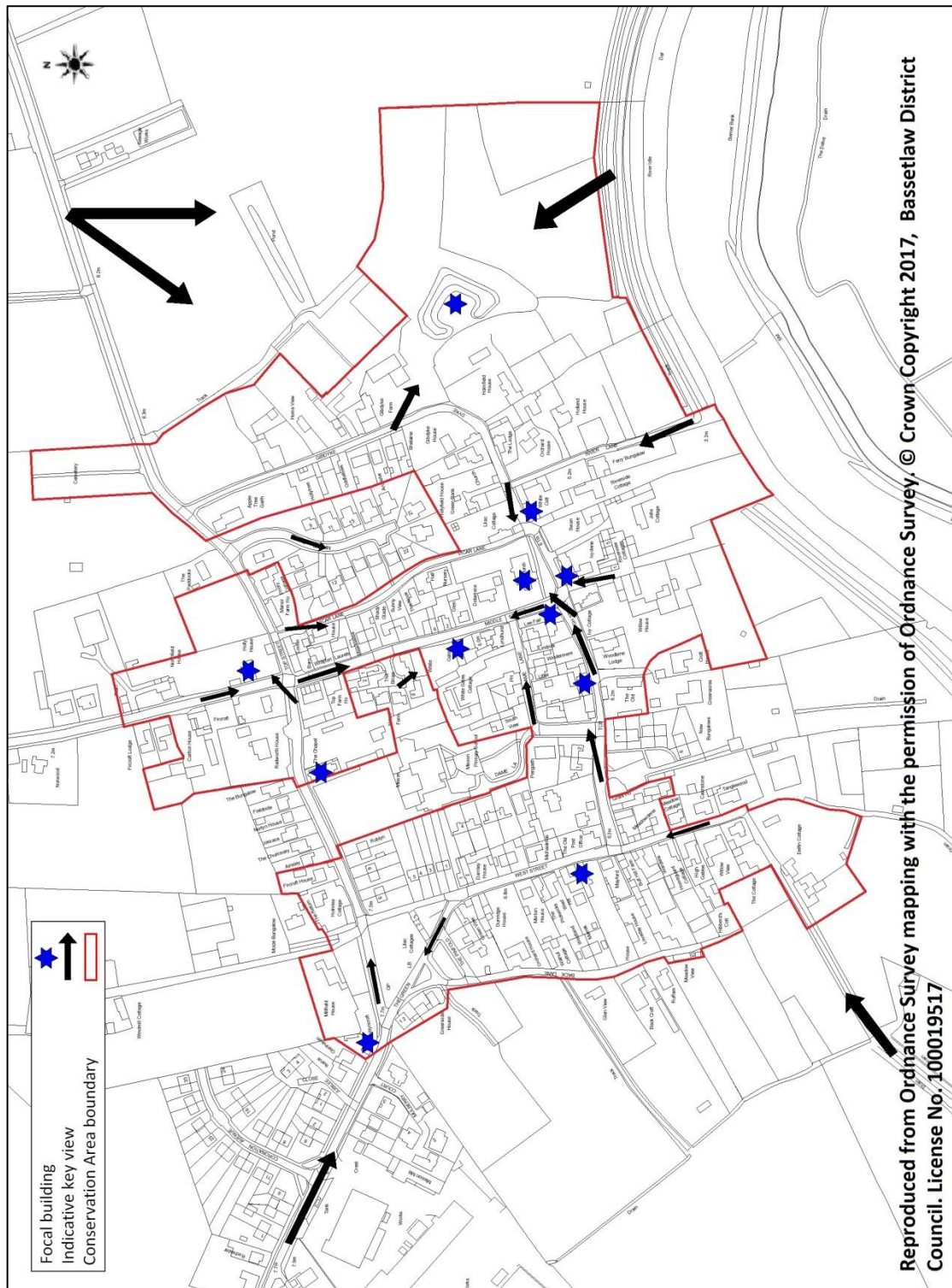


Figure 3.41: View of former Primitive Methodist Chapel from High Street.

**EM4 Misson Conservation Area – Character appraisal
Key views and vistas – Summary of special interest:**

- There are a number of important views within, into and out of the Conservation Area. The most important views are of the Church of St John the Baptist, the tower in particular being visible along several thoroughfares and from outside of the village, especially to the west. Focal buildings/structures and indicative significant views are shown on map 31.

Map 31: Misson – Key views



The key views shown on the map above are indicative only. In addition, the identification of key views is by no means exhaustive and the absence of any view from the above map does not necessarily mean that it is not significant. Advice should always be sought from the District Council's Conservation Team.

4. MANAGEMENT PLAN

- 4.1 As well as defining the character and appearance of the Conservation Area and what makes it special, it is important to develop proposals for the future management of area. This is called the Management Plan. It relates the designation and management of a Conservation Area to the principles of historic environment planning. Once approved, the Management Plan will be reviewed every five years and updated or modified where appropriate.
- 4.2 There are several mechanisms through which the Council can manage the future of the Conservation Area:
- Application of policy;
 - Policy and design guidance;
 - Development briefs;
 - Application of an Article 4 Direction;
 - Monitoring change;
 - Boundary changes;
 - Enforcement proceedings;
 - Appraising the condition of heritage assets and developing a strategy for repair;
 - Proposed enhancement schemes;
 - Proposals for economic development and regeneration (including grants); and
 - Designation of Heritage Assets.

Application of policy

- 4.3 The national planning policy on the historic environment, in the form of Section 12 of the National Planning Policy Framework (NPPF, March 2012), places renewed emphasis on the conservation and enjoyment of heritage assets, which are referred to as an “*irreplaceable resource*”¹⁷. In the ministerial foreword to the NPPF, a declaration is made regarding the historic environment:

“Our historic environment – buildings, landscapes, towns and villages – can be better cherished if their spirit of place thrives, rather than withers.” (DCLG, 2012: i)

- 4.4 At a local level, the *Bassetlaw Core Strategy and Development Management Policies Development Plan Document*¹⁸ was adopted in December 2011. Strategic Objective **SO9** sets out the Council’s over-arching approach to the protection and enhancement of the District’s heritage assets. This is delivered by Development Management Policy **DM8** (The Historic Environment). At the strategic level, Core Strategy Policy **CS8** covers Rural Service Centres (including Misson) and aims to guide development and regeneration within the village. These policies are discussed further in Appendix A.
- 4.5 The Conservation Area Appraisal is an approved Council document and will, therefore, be a material consideration in any planning decision. It is anticipated that the Conservation Area Appraisal will help inform and strengthen decisions made in line with this policy framework, which will be one of the most direct and effective means of managing the Conservation Area in the long term. For

¹⁷ From Paragraph 126 of *National Planning Policy Framework* (DCLG, 2012).

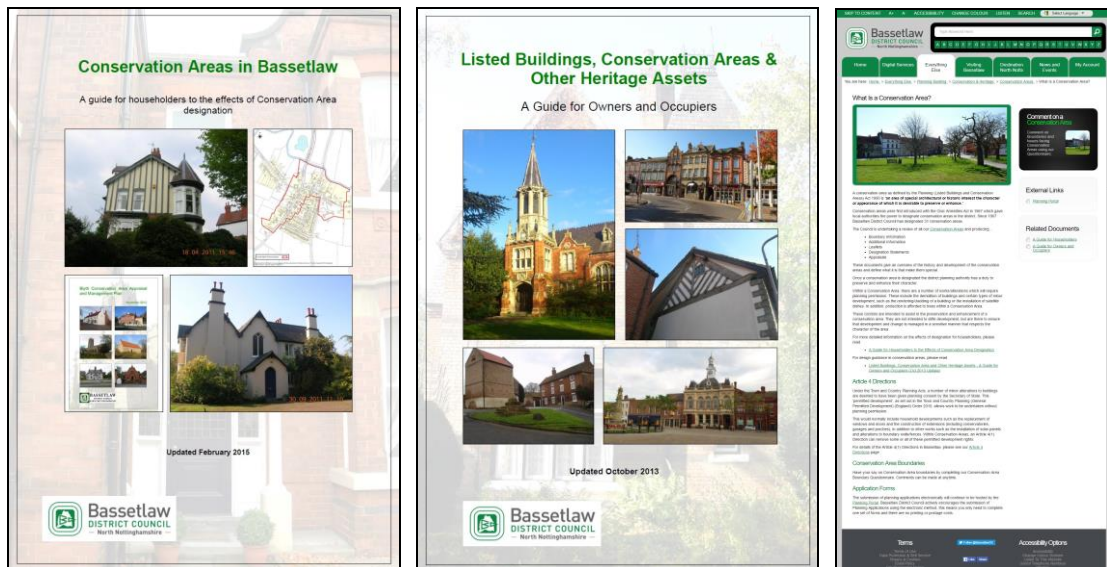
¹⁸ Hereafter referred to as the Bassetlaw Core Strategy.

example, the Appraisal helps define the plan form of the area, the typical scale, form, massing and materials of buildings, traditional detailing, important views, significant trees, etc. These elements should be considered when looking at any development proposal.

- 4.6 In addition, the Appraisal identifies key buildings and features that contribute positively to the character and appearance of the Misson Conservation Area. As such, there should be a preference against demolition or loss of any building or feature identified as meeting these criteria. As stated throughout this document, please note that the exclusion of any building or feature within the Appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the area.
- 4.7 The Conservation Area Appraisal can also be used to inform decision-makers about other local or national conservation policy considerations. For example, development that might affect natural features within the Conservation Area. By defining and identifying significant buildings and areas of open space, trees, etc, the Conservation Area Appraisal provides information that will inform planning decisions on the merits of development proposals.

Policy and design guidance

- 4.8 The Council has produced several relevant guidance documents on development in Conservation Areas, including *Conservation Areas in Bassetlaw: a guide to the effect of conservation area designation (updated February 2015)* and *Listed Building, Conservation Areas and Other Heritage Assets (Updated October 2013)*. Further advice is contained on the Council's website: www.bassetlaw.gov.uk.



- 4.9 These guidance sources are relevant to anyone thinking of undertaking development within Conservation Areas. It is hoped that this advice will help stakeholders of the historic environment make informed decisions and therefore, contribute positively to the management of Conservation Areas. In addition to policy guidance, local generic guidance will be produced from time

to time with specific advice on topics relevant to Conservation Areas (e.g. window replacement).

- 4.10 If you would like a copy of these guidance documents, they can be accessed via the Council website or from the Conservation Team (please use the contact details at the rear of this document).

Development briefs

- 4.11 A development brief is an outline of what might be expected or acceptable in principle on an identified development site prior to a formal development proposal. For example, this might be a gap site, or a site under threat of demolition and re-development, or perhaps areas that have a neutral impact on the Conservation Area where redevelopment might readily be accommodated. The definition and characterisation analysis within the Conservation Area Appraisal can be expanded to form a detailed design brief in order to help promote an appropriate form of development on such a site.
- 4.12 At the time of writing this appraisal, there are no such sites formally identified by the Council within the Misson Conservation Area boundary. However, as part of the site allocations process of the emerging Local Plan, or as part of the emerging Misson Neighbourhood Plan, it is possible that development briefs could be published for sites within or adjacent to the Misson Conservation Area at that stage.

Application of an Article 4 Direction

- 4.13 Common in many historic environments is the cumulative effect of piecemeal, yet significant, alterations to the architectural features of unlisted properties that contribute positively to a Conservation Area. Many of these alterations are regarded as 'permitted development' so do not require planning permission. A good example of this is when traditional timber windows are replaced with storm-proofed PVC-u windows of a crude design. Alterations like this can be harmful to the character and appearance of a Conservation Area. It is possible to bring such alterations under planning control with the implementation of an **Article 4 Direction**, which would require an application for planning permission for alterations that otherwise fall outside planning control (see Appendix A).
- 4.14 An Article 4 Direction can provide a positive framework for helping manage the character and appearance of a Conservation Area. The implementation of an Article 4 Direction requires a strong justification for proposing the Direction as well as appropriate stakeholder support. There are significant resource implications in the implementation of an Article 4 Direction, particularly for the local planning authority, which has to effectively manage additional planning applications and enforce the Article 4 Direction. The Council will consider this option further by carrying out a full Article 4 Direction survey in line with government guidance. The Council will consult affected residents and property owners after this survey has been carried out.
- 4.15 Please note: applications for planning permission required due to an Article 4 Direction are fee exempt.

Monitoring change

- 4.16 Monitoring change, both positive and negative, is important for the long-term management of a Conservation Area. For example, it can help highlight problems that can be tackled through an Article 4 Direction (see above) or show how effective policies have been. Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.
- 4.17 A Conservation Area is thoroughly surveyed and described when first designated or when modified. Local Planning Authorities should seek to review Conservation Areas from time to time and update appraisals. The Council will develop a schedule of Conservation Area reviews in due course. The review process for the Misson Conservation Area began in June 2015, the draft appraisal was released in June 2017 and this final version was approved in September 2017. It is envisaged that a further review will take place from five years after the formal adoption of the final version of this Appraisal (i.e. from September 2022 onwards).

Conservation Area Boundary

- 4.18 An important function of this appraisal document is to assess whether the boundary of the Conservation Area is appropriate. Boundary changes might include reduction or extension to an area. Specific justification should be given for proposed changes. For example, an extension to the boundary might be proposed to incorporate the wider setting of a Conservation Area. Thought should be given to the appropriateness of the boundary.
- 4.19 The Misson Conservation Area boundary was approved on the 13th September 2017. This boundary was informed by public consultation of the draft Misson Conservation Area Appraisal & Management Plan in June-July 2017, in addition to extensive research undertaken by the Conservation Team. The boundary is drawn to include all those areas which are of a character and appearance for which it is considered appropriate and desirable to preserve or enhance.

Appraising the condition of heritage assets

- 4.20 A survey is carried out from time to time at both a national and local level to assess the condition of heritage assets. This survey includes the identification of listed buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. This survey can provide a useful means of monitoring many significant historic buildings within conservation areas. *Listed Buildings at Risk in Bassetlaw (December 2012)*, covers grade II listed buildings at risk. It is available online through www.bassetlaw.gov.uk. The national *Heritage at Risk Register* covers grade I and II* buildings at risk and is available through <https://historicengland.org.uk>.
- 4.21 *Listed Buildings at Risk in Bassetlaw* was produced by Bassetlaw District Council in 2012 and is currently being updated by the Council. This document (including the on-going updated version) provides a baseline for monitoring change in our buildings at risk within Conservation Areas. It can be used to identify specific problems or issues that may benefit from targeted resources.

These resources could be streamed through the grant aiding of target buildings, or through the use of legislation such as Repairs Notices or Urgent Works Notices, to bring about repair works to a building or make secure/weather tight.

- 4.22 At the time of publishing, there is 1 listed building/structure identified as being 'at risk' within and in the immediate vicinity of the Misson Conservation Area. This is Northfield Farmhouse, railings and boundary walls. However, since the time of the 2012 survey, this property has undergone a series of repairs, which have alleviated the majority of the issues raised during the 2012 survey. This includes repainting of the railings, repair and maintenance of the windows and repairs to the boundary wall.



Figure 4.1: Northfield Farmhouse, railings and wall.

- 4.23 The Conservation Team will seek the repair and/or restoration of all Listed Buildings in Misson where required. Other than its Listed Buildings, the unlisted historic buildings within the Conservation Area also require monitoring, such as those which are currently vacant (either wholly or partially) or are the subject of enforcement action.

Enforcement proceedings

- 4.24 Unauthorised works and breaches of planning control can cumulatively harm the quality of the built environment and surrounding spaces within a Conservation Area. An obvious example of this sort of damage could be unauthorised works to a Listed Building. A Listed Building is a building of special architectural or historic interest and is protected in law under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alterations to a Listed Building which are considered to affect its special interest. It is a criminal offence to carry out unauthorised works. The removal of traditional timber windows and doors, for example, and their replacement with PVC-u or non-traditional designs, can be detrimental to the building's intrinsic special interest.
- 4.25 It is not only alterations to Listed Buildings that can damage the character and appearance of Conservation Areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a Conservation Area. The use of inappropriate materials, for example, can be particularly harmful (e.g. modern cement rendering, inappropriate 'ribbon' pointing style, plastic rainwater goods, etc).
- 4.26 It is important, therefore, that the Council investigates breaches of planning law within Conservation Areas, as this can help preserve the quality of the historic environment. The survey process utilised in the production of a Conservation Area Appraisal may highlight planning breaches and unlawful alterations to Listed Buildings. In response to this survey, the Council may take appropriate

action with owners on an individual basis. Anyone can report a suspected planning breach by contacting the Council's Enforcement Team. The District Council regularly follows up reports of unauthorised work and may take enforcement action.

Threats facing the Conservation Area

4.27 Although the Conservation Area has a large number of buildings and sites that contribute to its significance, there are a number of issues facing the area which have harmed Misson's special interest and numerous of its historic buildings and sites. This may include the condition of dilapidated buildings, the unsympathetic design/scale of 20th/21st century buildings or the impact of small changes carried out under 'permitted development' (i.e. changes which ordinarily do not require planning permission).

4.28 As a Conservation Area, the Council will, in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, seek to preserve and enhance the character and appearance of the Conservation Area. This includes the preservation, restoration or enhancement of historic buildings, the enhancement of the public realm and the sympathetic redevelopment of sites that currently detract from the character and appearance of a Conservation Area. Preservation and enhancement may also be sought through the use of an Article 4 Direction, which would result in planning permission being required for those alterations which would otherwise cause harm to the Conservation Area's character and appearance.

4.29 The specific concerns currently faced in the Conservation Area can be summarised as follows:

- Condition of former agricultural buildings and other outbuildings;
- Use of modern renders on historic buildings;
- Use of unsympathetic roof materials;
- Design of 20th and 21st century housing;
- Use of inappropriate windows and doors;
- Unsympathetic alterations to window and door openings;
- Proliferation of solar panels on prominent roof slopes.

a) Condition of former agricultural buildings and other outbuildings:

Throughout the Conservation Area, there are a number of former agricultural buildings and domestic outbuildings which are in a state of disrepair, dilapidated or abandoned. In addition, in some cases, modern repairs and alterations have been to their detriment.



Figure 4.2: Agricultural buildings at Gibdyke Farm (left) and Northfield Farm (right), showing unsympathetic metal roofs, inappropriate alterations and in the case of the structure at Northfield Farm, visible structural defects.



Figure 4.3: Former agricultural buildings on Top Street (left) and Gibdyke (right), both in a state of disrepair. The building on Top Street is unusual with its stone plinth facing the road, although its overall condition detracts from its significance. The structure at Gibdyke has also seen its original roof lost and other unsympathetic changes.

b) Use of modern renders on historic buildings:

In a number of cases, historic buildings have been rendered in the 20th century with cementitious or concrete renders, which have covered over architectural detailing and have resulted in the significance of those buildings being harmed. It should also be noted that the use of modern renders on older buildings is likely to cause or exacerbate damp problems inside due to their lack of moisture permeability.



Figure 4.4: Here modern renders have covered over historic brickwork, masking historic architectural features (such as window arches and eaves corbelling) and harming local character. In the case of the property on Dame Lane (left), the render has been applied up to, but not over, the eaves corbelling, resulting in an awkward finish that clearly shows the building was not meant to be rendered. On the building on West Street (right), the pebbledash applied to the front gives the building the appearance of a mid-20th century structure, but the brickwork on the side clearly identifies the buildings as late-18th century. Changes to the openings and the addition of a brick door surround have exacerbated this harm.



Figure 4.5: The addition of a pebbledash render onto the former school, now Misson Community Centre, covered over the two-tone red and yellow brick detail of the building, a key part of its Victorian character. This change, together with the loss of chimney stacks, installation of unsympathetic windows and doors and the addition of a flat roof extension have all exacerbated the harm.

c) Use of unsympathetic roof materials:

A large proportion of buildings in Misson are finished with concrete roof tiles. These are at odds with traditional clay pantiles as they have a very different (often crude) profile and do not weather the same (normally they

are of a brown colour, contrasting with the natural red/terracotta colours of traditional pantiles). Such roof tiles detract from the character of the historic buildings they are on and are at odds with the historic significance of Misson as a whole.



Figure 4.6: Historic buildings with concrete roof tiles on West Street. In both cases, the significance of the building has been harmed by the use of such materials.

d) Design and materials of 20th and 21st century housing:

Across much of the Conservation Area, there are individual 'infill' plots developed with dwellings of a modern suburban character, very much at odds with the historic character of Misson. In addition, several cul-de-sac developments from the 1980s-2000s exist, which also reflect little of Misson's traditional architecture.



Figure 4.7: The design and materials of these buildings on Gibdyke (left) and The Briars (right) reflects little of the historic character of Misson.

e) Use of inappropriate windows and doors:

The most visible and prevalent issue facing the Conservation Area is the proliferation of unsympathetic windows and doors, mostly PVC of a crude design and non-traditional appearance. In most cases, the windows are of a storm-proofed casement type, with frames far larger than a traditional timber window.



Figure 4.8: The use of standard PVC windows on the building on Middle Street (left) has resulted in the Georgian character of the building being harmed, this harm being added to by the modern render and concrete roof tiles. The PVC windows on the property on West Street (right) fail to reflect the early-19th century architecture of the cottage and detract from its significance.

f) Unsympathetic alterations to window and door openings:

In some cases, earlier window openings have been enlarged, often in a crude manner. This mostly occurred in the 1950s-70s period, with wide casement windows inserted. In more recent times, these windows have

been replaced with modern PVC storm-proofed casements, thereby reinforcing the earlier harm. Certain doorways have also been infilled, resulting in the original form and function of certain buildings no longer being visible.



Figure 4.9: The row of former cottages on Top Street (left) has been irrevocably altered, the original (18th/early-19th century) doorways and window openings no longer being visible and the wide openings and render resembling a 1950s property. The building on the corner of High Street and West Street (right) has seen all of its window openings enlarged and a doorway partially infilled, again giving a 1950s appearance. Of particular note is the new window opening overlapping the old doorway on the front, giving an untidy appearance at odds with the character of the historic building.

g) Proliferation of solar panels on prominent roof slopes:

Solar panels have been installed on prominent roof slopes on a number of properties in the Conservation Area. These are at odds with the historic character of Misson and are particularly harmful with respect to the setting of key buildings including the church. Whilst there are no concerns with the principle of solar panels, they can normally be sited in less sensitive locations (e.g. on rear roof slopes, on outbuildings or free-standing) than on front-facing prominent roof slopes.



Figure 4.10: Solar panels on prominent roof slopes.

Areas for enhancement

4.30 With regard to all the types of threats/concerns identified above, Conservation would be supportive of proposals which are aimed at reversing such negative alterations and where possible, enhancing the character and appearance of buildings and sites in the Conservation Area.

4.31 Of particular importance is the need for the reintroduction of traditional joinery (windows and doors) on unlisted historic buildings. This could be achieved, over time, with the use of an **Article 4 Direction**, which would result in planning permission (fee exempt) being required for these alterations, enabling the Council to better control the design of new windows and doors before they are installed. In most cases, double-glazing can be acceptable, although the material, appearance and finish of new units would need to be more appropriate.

4.32 The Conservation Team is always available to offer advice on proposed alterations, however minor, should this be required.

Archaeological investigations

4.33 Finally, given the long history of Misson, it is likely that significant archaeology exists within the Conservation Area and in its setting. The Council would support a programme of investigation (subject to the agreement/supervision of the County Council's Archaeology team and/or Historic England) to increase our understanding of the archaeological significance of Misson (e.g. the Gibdyke moated site SAM).

MS5 Misson Conservation Area – Management Plan Areas for enhancement:

- The preservation and/or enhancement of the Conservation Area's significant buildings and sites, including those currently identified as being 'at risk';
- The preservation and/or enhancement of historic architectural features, including traditional timber-framed windows, timber panel/plank doors, non-interlocking clay pantiles, lime render, brick chimney stacks, etc;
- The reintroduction of appropriate historic/traditional architectural features in the Conservation Area's buildings and public realm, such as timber joinery, natural clay pantiles (or natural slates where appropriate), cast iron street lamps, finger post signs, traditional walls/fencing/railings, etc;
- The replacement of unsympathetic and inappropriate traffic signage;
- The retention of significant trees and where necessary (due to damage or loss) their replacement with appropriate species; and
- A programme of archaeological investigation to increase our understanding of Misson's archaeological significance.

Proposals for economic development and regeneration (including grants)

4.34 The District Council has managed various conservation grant schemes in the recent past and these often target buildings within Conservation Areas. The Appraisal can be used to help identify a list of properties that would benefit from repair, reinstatement of traditional features or improvements required to bring the building back into use, for example.

4.35 Information on current grant schemes is available on the relevant part of the Council's website. At present there is no grant scheme specifically for Misson. However, should this situation change, details of the scheme will be advertised on the website and relevant local stakeholders will be notified.

4.36 Other sources of funding may be available depending on circumstances. Funds for Historic Buildings (<http://www.ffhb.org.uk>) is a useful website that provides details of funding sources for historic building projects. Historic England also offers grant assistance in some cases, but these are usually limited to Grade I

and II* buildings. Further information can be found at <https://historicengland.org.uk>.

- 4.37 The Council also has various other funding schemes outside of the planning department, with the most prevalent being those run by the Economic Development team. Please contact Economic Development by telephone (01909 533223) or by email (economic.regeneration@bassetlaw.gov.uk) for further information.

APPENDIX A: CONSERVATION POLICY FRAMEWORK

Legal framework

The legal basis for Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of the Act sets out what duties are incumbent upon the local planning authority when reviewing the historic environment. Where areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, are identified, the Council shall designate those areas as conservation areas (which shall be a local land charge). The Council must review the past exercise of functions under Section 69 from time to time.

The publication of management proposals to preserve and enhance the conservation area is a duty set out in Section 71, including the need for a public meeting and for the Council to have regard for public views on these proposals.

Section 72 the Act provides a general duty for planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Policy Framework

The development plan is comprised of the Bassetlaw Local Development Framework (LDF), the National Planning Policy Framework (NPPF) and the Misson Neighbourhood Plan.

Bassetlaw Core Strategy:

Part of the Bassetlaw LDF, the **Bassetlaw Core Strategy and Development Management DPD** (adopted December 2011), contains the council's strategic vision for planning in the district, its spatial policies and its Development Management policies. This Conservation Area Appraisal will be used to support the relevant parts of the Core Strategy, namely:

- **Strategic Objective SO9**

The Council's vision for the District throughout the life span of the plan is to establish a high quality of life for all of its residents. The conservation and enhancement of its heritage assets is seen as an important way of achieving this. Strategic Objective 9 sets out the Council's target by which to measure progress in achieving its vision:

"To protect and enhance Bassetlaw's heritage assets, identify those of local significance, advance characterisation and understanding of heritage asset significance, reduce the number of heritage assets at

risk and ensure that development is managed in a way that sustains or enhances the significance of heritage assets and their setting.”

- **Development Management Policy DM8** (The Historic Environment)

To deliver this objective, Policy DM8 of the DPD gives support to proposals that protect and enhance the historic environment. Proposals are expected to recognise the significance of heritage assets and make them a focus for development. In addition, proposals are expected to be in line with conservation area appraisals.

Policy DM8 gives a presumption against development that will be detrimental to the significance of a heritage asset. Advice is also given on considering proposals affecting the setting of heritage assets, including scale, design, materials, siting and views to/from the heritage asset affected. Change of use proposals affecting buildings in conservation areas will only be supported where they are considered to be the optimum viable use that is compatible with the fabric, interior and setting of the building. DM8 also requires traditional shop fronts to be retained.

- **Core Strategy Policy CS8** (Rural Service Centres)

Policy CS8 provides the Council's spatial vision for development within the settlements regarded as rural service centres (including Misson), i.e. those settlements that provide a level of service provision for their communities above that of smaller rural settlements. This policy provides guidelines on Housing growth, economic development and community infrastructure.

For further information on the Bassetlaw Core Strategy and any of its policies, please contact the Planning Policy and Conservation Team or visit the council's website: www.bassetlaw.gov.uk.

NPPF:

National policy guidance is provided by the **National Planning Policy Framework** (March 2012), specifically **Section 12/paragraphs 126-141**. The NPPF promotes the value of the historic environment¹⁹ and also ensures that the positive role the historic environment makes in the planning system is a material consideration and that appropriate regard is given to the conservation of heritage assets.

All the policies in the NPPF constitute Government's view of what sustainable development in England means in practice. Development that fails to adhere to the historic environment policies because it fails to give due weight to conservation, for example, is not sustainable development.

Account should always be taken of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- Their potential to contribute to sustainable communities; and
- The desirability of new development making a positive contribution to the historic environment's local distinctiveness.

Conservation Areas are designated heritage assets. The NPPF does not contain an express presumption in favour of the conservation of designated heritage assets, but

¹⁹ The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposals that accord with the development plan should be approved. The NPPF is a material consideration where development proposals conflict with the development plan.

the presumption in favour of sustainable development is itself a presumption in favour of development that meets the objectives and policies of the NPPF (one of its twelve core principles is the conservation of heritage assets). 'Great weight' should be given to the objective of conserving designated heritage assets.

Given the conservation objective, all harm, from demolition to harm through development within the setting of a designated heritage asset, requires 'clear and convincing justification'. The loss of a grade II listed building should be exceptional and the loss of grade I/II* listed buildings and other highly valued designated heritage assets should be wholly exceptional.

The NPPF can be downloaded via the central Government's website at: www.gov.uk/government/publications/national-planning-policy-framework-2.

Misson Neighbourhood Plan:

At the time of this appraisal's release, the Misson Neighbourhood Plan has already been through the public examination stage. Furthermore, a public referendum was held on the 7th September 2017, the successful outcome of which resulted in the Neighbourhood Plan being 'made' on this date. For further information on the Misson Neighbourhood Plan, please see the Council's 'Neighbourhood Plans' webpage at: <http://www.bassetlaw.gov.uk/everything-else/planning-building/neighbourhood-plans.aspx>.

Planning controls in Conservation Areas

In addition to the above policies, there are a number of planning controls that relate specifically to Conservation Areas²⁰.

• Development and other construction works

Most restrictions relating to development/construction works are stated within the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended). In addition, most external alterations to non-residential premises are likely to require Planning Permission (and Listed Building Consent if the building is listed).

Examples of development which may require planning permission/Listed Building Consent include:

- Window/door alterations or replacement;
- Cladding;
- Rendering;
- Painting;
- Solar panels;
- Wind turbines;
- Satellite dishes;
- Security measures;
- Extensions (including conservatories);
- Paving; and
- Boundary walls/fencing.

²⁰ Please note: these are in addition to the general restrictions to permitted development for householders.

- **Demolition**

A listed building will always require Listed Building Consent for demolition. However, the total or substantial demolition of unlisted buildings within a Conservation Area that are over 115 cubic metres requires 'Planning Permission for relevant demolition in a Conservation Area' (previously known as 'Conservation Area Consent'). The demolition of any wall over 1 metre high facing a highway, waterway or open space, or any wall over 2 metres high elsewhere, will also require Planning Permission.

- **Display of advertisements**

Advertisements are regulated by controls set out in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). The display of advertisements in Conservation Areas is subject to additional restrictions. Illumination, for example, often requires Advertisement Consent. Tethered balloons, illuminated signs in retail parks and business premises, flags displayed by house builders and advert hoardings around building sites may also require Advertisement Consent.

- **Works to trees**

Within a Conservation Area, if you are thinking of cutting down a tree or doing any pruning work to a tree which is not already covered by a Tree Preservation Order (TPO), you must notify the Council 6 weeks in advance. This is to give the Council time to assess the contribution the tree makes to the character and visual amenity of the Conservation Area and decide whether to make a TPO to ensure its protection.

For further information on any of the above, please contact the Local Planning Authority.

Special planning controls

Local Planning Authorities have the power to introduce stricter planning controls in Conservation Areas by means of an Article 4 Direction. An Article 4 Direction further removes permitted development rights where it is considered that such rights would have a damaging effect on the character of an area. They can ensure that traditional details such as sash windows, timber doors, chimneys, etc, are not removed or altered without planning permission.

Currently, there is no Article 4 Direction in place within Misson. However, this situation may well change in the future, especially following the consultation of the draft appraisal and management plan and the positive responses received.

Other statutory designations

- **Listed Buildings**

Listed buildings are recognised in statute as being of special architectural or historic interest. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to demolish or alter the special architectural or historic interest of a listed building without approval from the Local Planning Authority. There are three types of listed building: grade I and II* (considered to be the most special listed buildings); and grade II (these make up the majority of the country's Listed Buildings).

There is one grade I Listed Buildings in the Misson Conservation Area (Church of St John the Baptist). There are also 14 grade II Listed Buildings/structures within the

boundary, with further grade II Listed Buildings (The Old Vicarage and Newlands Farm House) within its setting. Most of these designated buildings and structures are discussed throughout the 'Character Appraisal' section of this appraisal.

- **Scheduled Ancient Monuments**

Certain important archaeological sites and monuments enjoy special protection under the Scheduled Ancient Monuments and Archaeological Areas Act 1979. Currently there is 1 Scheduled Ancient Monument within the Misson Conservation Area (Gibdyke moated site and fishpond).

- **Tree Preservation Orders**

A Tree Preservation Order (referred to as a TPO) is an order made by the Local Planning Authority in respect of trees or woodlands, the principal effect of which is to prohibit the cutting down, uprooting, topping, lopping or damaging of those trees without Local Planning Authority approval. Where the Council considers that a tree or group of trees contributes positively to public amenity, it will designate a TPO.

There are a number of TPOs within the Misson Conservation Area. These are marked out on map **30** (landscape features). It is worth noting that regardless of whether a tree is covered by a TPO or not, it is likely to be protected if it lies within a Conservation Area boundary. Advice should always be sought from the Local Planning Authority on any proposed tree works within a Conservation Area.

The consent process

Where permission is required for development within a Conservation Area, details will need to be submitted to the Council for consideration. For most works in a Conservation Area you may only require Planning Permission. Where demolition is involved, however, you may also need to specify that the application is for 'relevant demolition in a Conservation Area' (previously called 'Conservation Area Consent').

If your building is listed, works to it (such as extensions, replacement windows/doors or the addition of fixtures such as satellite dishes) will require a separate Listed Building Consent application. Scheduled Ancient Monument Consent may also be required for works affecting the significance or fabric of a Scheduled Ancient Monument.

If you have any doubts as to whether or not your building is listed or in a Conservation Area, or would like to know whether specific works require Planning Permission or other consents, then please seek advice from the Local Planning Authority. Contact details are given at the back of this document.

New development in Conservation Areas and the importance of design

The purpose of Conservation Area designation is not to prevent development but ensure that new development does not adversely affect the special character of the area. New development should be sympathetic or innovative in its approach to design, and use appropriate materials of a high quality.

Development proposals should seek to complement established patterns and strengthen local distinctiveness, but not necessarily imitate existing buildings. Before applying for Planning Permission, it is advisable to contact the Local Planning Authority to discuss your proposals (the Council operates a paid pre-application advice service, for which you would receive a site visit, meeting and written response). The value of employing a suitably qualified architect/designer with a track record of historic environment projects to draw up your proposals cannot be stressed highly enough.

Enforcement of unauthorised works

Where work has been carried out in a Conservation Area without Planning Permission and it is considered that such works are harmful to the character of the Conservation Area, then an Enforcement Notice may be served requiring remedial measures to be taken.

Disclaimer

This advice is intended to be a general guide and does not purport to be a definitive guide to the legislation covering Conservation Areas. For specific proposals you should seek advice from the Local Planning Authority.

APPENDIX B: HERITAGE ASSETS WITHIN THE MISSON CONSERVATION AREA

➤ Scheduled Ancient Monument

Scheduled Ancient Monuments are amongst the most significant heritage assets in the country. They are important not only because of their visual appearance and historic significance, but also due to their high archaeological value and potential.

Moated site and fishpond east of Misson village

Scheduled Ancient Monument

Scheduling Ref: 1008629

Date first scheduled: 28th April 1953

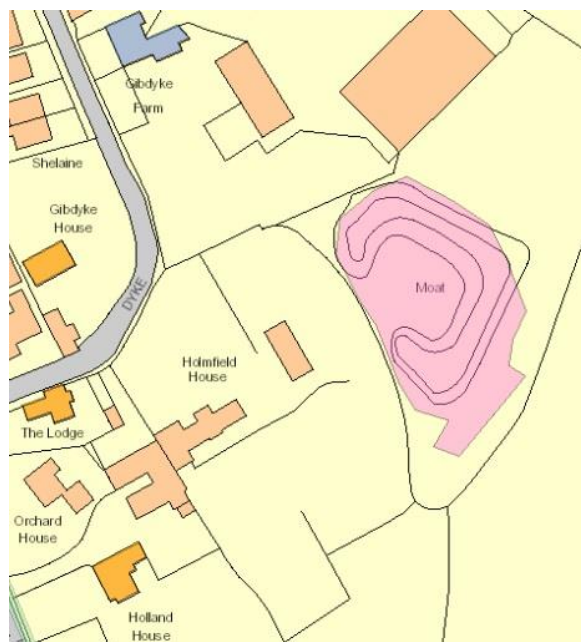
Date scheduling last amended: 25th January 1993

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

The moated site at Misson survives reasonably well. Remains of the buildings which formerly existed will survive on the island. The moat and fish pond retain conditions suitable for the preservation of organic remains.

This monument, situated east of Misson, includes a trapezoidal moated site and a single filled-in fishpond. It includes a central platform surrounded by a 10m wide moat which varies between 1m and 2m deep. The platform is up to 1m higher than the surrounding land. Overall, the site measures 43m along the south-east side, 52m along the south-west side, 38m along the north-east side and 25m along the north-west side. However, it has been disturbed on the north-west side by a modern dyke and field boundary and would originally have extended further. Set 3m south of the south-east arm of the moat, and offset from its east corner by 35m, is a filled-in rectangular fishpond measuring 30m from south-west to north-east by 7m from south-east to north-west.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.



Map 32: Gibdyke moated site and fishpond SAM (reproduced from Ordnance Survey mapping with the permission of Ordnance Survey. © Crown Copyright 2016, Bassetlaw District Council. License No. 100019517).



Figure 4.6: Overhead photo of Gibdyke moated site and fishpond SAM, taken 2015 (source: Bassetlaw District Council).



Figure 4.7: Central mound of Gibdyke moated site and fishpond SAM.

Please note: The Gibdyke Sam is on private land and is therefore not accessible by the public without prior agreement of the landowner.

➤ Listed Buildings

Listed buildings are the most significant buildings in a Conservation Area due to their recognised historical and architectural special interest. The 14 listed buildings in Misson Conservation Area (in addition to The Old Vicarage and Newlands Farmhouse, which are outside of the Conservation Area) are shown on map **28** and the Historic England listed descriptions and (other associated information) are detailed below.

Please note: the list descriptions provided by Historic England are mostly based on surveys carried out in the 1980s. More recent surveying, including that carried out for this appraisal, has identified inaccuracies in the list descriptions, particularly in the dates of construction provided.

Church of St John the Baptist & Boundary Wall

Grade I

LB ref: 1045108

Date first listed: 1st February 1967



Parish Church, C14, C15, C16, C19: restored 1882, 1886, 1894. Lady chapel restored 1920. Ashlar, random rubble and brick, partly rendered; ashlar dressings; slate and felted roofs. West tower, north aisle, nave, chancel, south aisle, south porch. West tower C14 and C19, 2 stages; moulded plinth, 2 stringcourses pair of gargoyles to north and south, crenellated parapet with 4 crocketed pinnacles. To west, pair of angle buttresses, 3 setoffs; pair of buttresses to east, engaged with aisles, 2 setoffs. To west, C14, chamfered and rebated doorway with hoodmould containing close boarded door. Above, C14 chamfered and rebated opening with hoodmould, containing cusped head triple lancet with panel tracery. Above again, clock dial. To south above, single unglazed lancet. Second stage has 4 C19 chamfered and rebated openings with label moulds, containing cusped ogee heads double lancets. North aisle, C15 and C16, 4 bays; moulded plinth, lintel band, eaves, band moulded crenellated parapet with remains of 2 pinnacles. Diagonal buttress at corners, 2 intermediate buttresses as, all 2 setoffs. Large central C19 rubble buttress engaged with C20 brick and rubble outbuildings with pantiled roofs. All windows have square heads, rebated and splayed reveals, chamfered mullions and hoodmoulds; east window has 4 C16 round headed lancets. North wall east window has 3 round headed lancets; to right, 2 similar windows with 4 lancets westernmost bay has blocked Tudor arched doorway with hoodmould. West window has 3

square headed lancets. Nave clerestorey, 3 bays, has moulded stringcourse, 2 gargoyles each side, crenellated parapet with remains of 2 pinnacles; 3 C15 square headed splayed openings each side containing double trefoil-headed lancets. Chancel east end, rendered, has small central buttress and pair of flanking buttresses, 2 setoffs; moulded eaves band gable raised in brick. Central window has square head, chamfered and rebated reveal, containing C19 quadruple lancet with single row of reticulated tracery and moulded mullions. South aisle C14, C15 and C16, 5 bays. 3 bays to west, C14, have moulded plinth, eaves band, 2 mutilated gargoyles, crenellated parapet, remains of single crocketed pinnacle. Single intermediate buttress and 2 diagonal buttresses that to east engaged with eastern bays, tall 2 setoffs. To west, four centred arched splayed and rebated opening, containing cusped head triple lancet with splayed mullions. To east, four centred arched coved and rebated reveal containing cusped, trefoil-headed triple lancet with splayed mullions. Eastern-most 2 bays, C16 have moulded plinth, sill band, eaves band, moulded crenellated parapet with remains of single pinnacle. Single intermediate buttress and single diagonal buttress to east, 2 setoffs. South side has off-centre four centred arched moulded doorway with square hoodmould containing C19 weatherstripped door. To left, square headed cove moulded and rebated reveal containing C16 quadruple round headed lancet with splayed mullions. To right, chamfered and rebated C15 Tudor arched opening with hoodmould and mask stops, containing Decorated cusped head triple lancet with splayed mullions. East end has single round headed cove moulded and rebated opening with cusped headed triple lancet with splayed mullions, restored. South Porch, C14 has moulded plinth and eaves band, moulded parapet, crenellated gable. Chamfered and rebated pointed arched south doorway with hoodmould. Interior has stone benches moulded octagonal corbels and 4 bay stone vaulted roof, with chamfered ribs. South doorway has four centred arched moulded opening and C15 plank door with remains of traceried panels. Nave north arcade C14, 3 bays, has 2 circular piers with canted square octagonal bases and moulded octagonal capitals. Moulded octagonal responds low pitched double chamfered and rebated arches. South arcade, C14, 3 bays, has 2 circular piers with canted square octagonal bases and moulded octagonal capitals moulded octagonal responds, low pitched double chamfered and rebated arches. South arcade, C14, 3 bays, has 2 octagonal piers with canted square bases, moulded octagonal capitals and moulded octagonal responds. Arches double chamfered and rebated clerestorey has 3 C19 square-headed splayed reveals each side. Roof C19, very low pitch, with moulded tie beams and purlins, and carved bosses. Font octagonal plinth, tapered octagonal stem, octagonal bowl, 1662. C20 pulpit re-using pieces of C17 panelling C19 stem-type timber lectern, moulded pitch pine pews. Tower arch, C14, opened out 1886, double chamfered and rebated. Flanked by substantial tower buttresses, 2 setoffs. Above, remains of moulded coping to former nave gable. Opening contains C19 3 bay traceried timber screen, and above C20 plywood and glass screen. To west, low doorway with for centred arched head. North aisle has, to west square headed splayed blocked doorway. To north, classical style memorial tablet, 1837. Roof has moulded curved brackets to principal rafters, carved bosses; C19 with some, C15 re-used timber. Moulded C19 pews. Lead plaque 1726 removed from roof of south aisle has triangular head with moulded border and fleur de lys ornament, inscribed 'Mr Hen Richeson' Mr Pe Cuda (sic) Ch wardens cha Wilson Plumer 1726' and inscribed 1726. Also has several hand and foot impressions inscribed. Chancel arch, C14 double chamfered and rebated, with moulded octagonal imposts. Contains 5 bay timber screen, 1906. Perpendicular style, with decorative cross 1916. Chancel north arcade, C13 and C14, 2 bays. Intermediate rectangular support. Western bay C13, has half round imposts with moulded circular caps. Eastern arch C14 double chamfered and rebated with moulded octagonal imposts. South arcade, C14, 2 bays, has central octagonal pier with canted octagonal base and moulded octagonal cap, and moulded octagonal imposts. Arcade contains C19 timber screen. Decorated style, 12 bays plus doorway. East end has stained glass 1886 and C19 timber framework, Decorated style with painted commandments on canvas. Roof, partly C17 restored with chamfered tie beams and plain, strutted kingposts, close boarded. Fittings include, moulded C19 benches, chip-carved C17 chair, memorial brasses 1884 and 1891, and board describing ownership of chancel. South aisle, 2 eastern bays, enclosed by C20 3 bay timber screen. Decorated style, to form chapel. In south east corner, C15 square piscina. Brass war memorial, 1918 and brass of 1920. Outside, ashlar and rubble boundary wall with stone coping, C18. To west, ramps to moulded square stone, gatepiers with matching caps, to east pair of timber posts with C19 iron wicket gate. Extends along Middle Street, Church Street and Vicar Lane, approx 125 m.

Church House, Church Street

Grade II

LB Ref: 1045109

Date first listed: 23rd November 1984

House, early C19, brick, rendered and colourwashed with hipped C20 pantiled roof. Stone sills, dentillated eaves, one side wall and one near wall stacks, 2 storeys, 3 bays, L plan. Front has central plain doorcase with glazing bar overlight and 6 panel door, flanked by single glazing bar sashes, all with segmental heads. Above, central blank panel flanked by single glazing bar sashes. Left side has 2 large slightly bowed small paned, early C19 shop windows in moulded frames; above to left, single glazing bar sash and to right, 2 blocked openings.



Cookson's Cottage, West Street

Grade II

LB Ref: 1045075

Date first listed: 23rd November 1984

Cottage, C17, coursed squared rubble and brick, mostly rendered; steep pitched pantile roof. Dentillated eaves at rear, 2 coped gable and a single ridge stack. 1 1/2 storeys, 3 bays. Sited gable end on to street. Main south front has, to left, close boarded door in plain jambs, flanked to left by a 2 light Yorkshire sash. To right, a C20 glazed door in rendered reveal, flanked by single Yorkshire sashes, that to right with segmental head. Above, 2 Yorkshire sashes. East gable, to street, has, above, a single Yorkshire sash.



Gibdyke Farmhouse & Boundary Wall, Gibdyke

Grade II

LB Ref: 1045068

Date first listed: 23rd November 1984

Farmhouse, early C19, brick, rendered and colourwashed, with hipped slate roof. Stone sills, 2 large roof stacks. 2 storeys, 3 bays, square plan with C19 rear extension, brick with pantiled roof, 2 storeys, one bay. Central porch with Greek Doric columns, square abaci, architrave and moulded hood, containing C19 half-glazed door with latticed over light, flanked by single plain sashes. Above, 3 plain sashes. Left side has, at rear, C20 glazed lean-to porch with glazed door, and to right, 2 C20 casements; above single glazing bar sash. At rear, above, single round headed glazing bar sash with Gothic tracery. Outside, 2 brick flanking walls with stone copings; dwarf stone coped front boundary wall with spearhead iron railing and central matching gate; 4 moulded square stone piers with moulded square caps.



Greenbank, Church Street

Grade II

LB Ref: 1156702

Date first listed: 23rd November 1984

House, early C19, brick with hipped pantile roof. Stone sills, dentillated eaves, 2 side wall stacks all openings with rubbed brick heads. 2 storeys, 3 bays, single storey lean-to range at rear, brick with pantiled roof. Central plain door



case with glazing bar overlight, containing C20 flush door. Flanked by single plain sashes; above, 3 similar sashes. Right side has, to right, C19 panelled door and above, single Yorkshire sash with segmental head.

Northfield House, railings and boundary walls, Station Road

Grade II

LB Ref: 1045074

Date first listed: 23rd November 1984



SK 69 NE MISSON STATION ROAD (east side) 1/71 Northfield House railing and boundary walls II House, late C18, brick, partly rendered, with C20 pantile roof. 2 stone coped gables with kneelers, 2 gable stacks, 2 storeys, 3 bays. West front has central plain doorcase with half-glazed C20 door and stained glass overlight, flanked by single plain sashes. Above, 3 plain sashes. All openings have rubbed brick heads. C19 lean-to rear extension, brick with pantile roof. Outside, C19 cast iron spearhead railing with 2 gates. To north, brick boundary wall with stone coping, approx. 25 m long: to south, similar higher boundary wall approx. 75 M long.

Swan House, Church Street

Grade II

LB Ref: 1370398

Date first listed: 23rd November 1984



House, early C19, brick with hipped slate roof. Stone sills, timber dentillated eaves, 2 side wall stacks, all openings at front with rubbed brick heads. 2 storeys, 3 bays, L plan; rear wing includes C19 extension, brick with pantiled roof and former C18 cottage, brick with C20 pantile roof, 2 storeys, single bay. Front has central plain doorcase with C20 half-glazed door and plain overlight. Flanked by single plain sashes. Above 3 plain sashes. Interior has dogleg staircase with square balusters and scrolled handrail, and arched doorways.

Wardens Cottage (was Reeds Cottage), Slaynes Lane

Grade II

LB Ref: 1370417

Date first listed: 1st February 1967

Date listing amended: 23rd November 1984



Cottage, 1692. Brick with steep-pitched pantile roof on original timbers. Ashlar quoins and dressings, moulded lintel band, single stone-coped gable with kneelers, single gable stack. 2 storeys, 2 bays. East front has off-centre chamfered doorway with ashlar lintel and keystone, flanked to left by 3 light mullioned window with splayed reveal and mullions, and to right by small blocked opening with chamfered and rebated reveal. Above door, fielded datestone with fleur-de-lys motif, inscribed 'W P 1692' Above, to left, C19 2 light Yorkshire sash, to right, single casement with chamfered and rebated reveal.

**West Hill, Boundary Wall & Railings,
West Street**

Grade II

LB Ref: 1302754

Date first listed: 23rd November 1984

Farmhouse, early C19, brick with hipped pantile roof. Rendered plinth, dentillated eaves, single side wall stack, 2 storeys, 3 bays, L-plan; rear wing rendered. All windows are C20 replacements. East front has central C20 gabled pantiled porch hood with decorative bargeboards, above round headed doorway with fanlight, containing 6-panelled door. Flanked by single glazing bar sashes: above 3 glazing bar sashes, all with rubbed brick heads. Outside, stone coped dwarf brick boundary wall with cast iron spearhead railing and gate.



White Cottage, Church Street

Grade II

LB Ref: 1045067

Date first listed: 23rd November 1984

House, C17, and C18 outbuilding converted to house C20. Brick, pebbledashed and colourwashed. House has steep pitched pantile roof with plain tiled verge, and single off-centre ridge stack. 1 1/2 storeys, 3 bays. Main north front has 3 C20 glazing bar casements; above, to left, 2 light casement; above again, single flat roofed dormer with 3 light casement. Former outbuilding, to left, has lower pitched pantile roof. To left, single C20 casement, flanked to right by garage door, and to right again, C20 reeded timber doorcase with cornice, containing C20 half-glazed door. Beyond to right, a C20 fixed light. Above, to right, a single casement and above again, 2 flat-roofed dormers each with a 2 light glazing bar casement. West gable has, to right, 2 light glazing bar casement and above, to left, another similar casement. At rear, large C20 glazed timber extension. Included for group value only.



White Cottage, Middle Street

Grade II

LB Ref: 1045071

Date first listed: 23rd November 1984

Cottage, C1700, probably rubble, rendered and colourwashed with timber framing and hipped c20 pantiled roof. Rendered plinth single-off centre ridge stack, 1 1/2 storeys, 3 bays. Wall plates visible at either end; timber posts in south west and north west corners. Irregular facade with to left, close-boarded door flanked by single C20 2 light casements; to right, C20 stable door, flanked to left by 2 light casement under common timber lintel. Left end has C20 lean-to brick garage; right end has C20 brick extension with asbestos cement roof and close boarded door. Above, 3 C20 flat roofed dormers with 2 light casements. Interior has 2 jowled posts, 2 chamfered span beams, 1 tie beam. Roof has halved rafters, halved and pegged collars, clasp purlins and wattle and daub partitions.



White Gates & White Gates Cottage, Middle Street

Grade II

LB Ref: 1045072

Date first listed: 23rd November 1984



Cottage, C17 and house, C18 and C19. Cottage to right, probably rubble, rendered; plinth, steep pitched pantile roof, coped gable, single gable and single ridge stacks, 2 storeys, 3 bays, sited end-on to street. To left, C20 glazed door, flanked to left by C20 2 light casement and to right by a similar 3 light casement; beyond, single 3 light casement and beyond again, a further glazed door. Above, two 2 light glazing bar casements. C20 lean-to, to right, brick, rendered, with pantile roof, has central half glazed door flanked by single glazing bar fixed lights. Interior has dogleg stair with winder and, above, 4 jowled posts, 2 tie beams, stud partition, C17 and C18 plank doors, and to left, part of original roof structure. House to left, brick, rendered, with pantile roof, has dentillated eaves, coped gables, and single gable stack. 2 storeys, 2 bays. C20 half glazed door, flanked to left by 2 light glazing bar casement and to right by single glazing bar fixed light. Above, 2 2 light glazing bar casements. Interior has brick vaulted cellar, re- used span beam, a pair of C17 decorated cupboard doors, and a single C18 fielded panelled door.

Willow House, High Street

Grade II

LB Ref: 1045070

Date first listed: 23rd November 1984



House, c1800, brick, stuccoed with hipped slate roof, stone plinth and dressings, eaves with small moulded dentils, 3 side wall stacks with unusual moulded pots. 2 storeys, 3 bays, L plan. Front has central stone doorcase with panelled pilasters, reeded frieze with guttae, moulded cornice, containing 6 panelled door with overlight. Flanked by single tall glazing bar sashes. Above, 3 glazing bar sashes. Left side has to left, 6 panelled door and single plain sash on each floor. Right side has full height segmental bow window with three glazing bar sashes and above, single glazing bar sash.

Woodbine Lodge, Railings and Gatepiers

Grade II

LB Ref: 1045069

Date first listed: 23rd November 1984



House, C18 brick, pebbledashed at front, colourwashed, hipped slate roof with stone hips. Stone plinth and sills, 2 side wall stacks; 2 storeys, 2 bays, L plan, entered from rear. Front has central blocked doorway flanked by single glazing bar sashes; above 2 similar sashes. At rear, C20 brick lean-to porch with pantiled roof; 5 2 light casements, C19 and C20; 5 C20 glazing bar casements. Outside, ornamental C19 cast-iron railing with matching gateposts and gate to right. To left, pair of octagonal stone gatepiers with octagonal bases and pointed octagonal caps. C20 metal gate.

Outside of the Conservation Area boundary:

The Old Vicarage, Top Road

Grade II

LB Ref: 1370418

Date first listed: 23rd November 1984

House, formerly Vicarage, c.1830. Brick, rendered, with hipped Welsh slate roof. 2 side wall stacks, 2 storeys, 5 bays, L-plan. South front has central reeded and panelled doorcase with reeded architrave and paterae and small hood. 6 panelled C19 half-glazed door with double geometrical overlight. Flanked by 2 2-light casements with glazing bar heads; above 5 2-light casements with top hung ventilators, all with stone sills. West side has single external wall stack, French window and 5 C20 casements; east front has C20 glazed door, a pair of garage doors, and C20 fenestration.



Newlands Farm House, Springs Road

Grade II

LB Ref: 1223689

Date first listed: 23rd November 1984

Farmhouse, early C19. Brick with hipped C20 pantiled roof. Rendered plinth, stone sills and dressings, 2 ridge stacks, 2 storeys, 3 bays, square plan. South front has central pilastered stone doorcase with plain hood, C20 half glazed door and geometrical overlight, flanked by single glazing bar sashes. Above, 3 glazing bar sashes. Above, 3 glazing bar sashes with rubbed brick heads. West side has 2 plain sashes and above, to left a single plain sash, and to right, blank panel. Rear north front has central half glazed door with hood, and 5 glazing bar sashes. East front has C20 flat roofed brick extension and C19 and C20 fenestration.



➤ **Unlisted buildings and structures**

When assessing the contribution made by unlisted buildings and structures to a Conservation Area, consideration is given to the impact the building or structure makes on that area's character and appearance. For example, if a building is the work of a particular noteworthy local architect or builder, it may carry historic significance. Other reasons to consider the significance of unlisted buildings might include:

- Qualities of age, style, materials or other characteristics that reflect those of a substantial number of the buildings in the conservation area;
- Age, materials or other historic characteristics that relate strongly to adjacent listed buildings;
- Group value of buildings;
- Relationship to historic roads and layouts;
- Landmark qualities or contribution to recognised spaces and amenity;
- Usage where this reflects the historic nature of an area;
- Association with past events or people;
- Artistic significance.

The overarching question is whether or not the building in question contributes positively to the character and appearance of the Conservation

Area and whether the loss or substantial alteration of it would be harmful to the intrinsic special interest of the Conservation Area.

Any building meeting any of the above key criteria should be regarded as a 'positive building'. For the Misson Conservation Area, these are highlighted on map **28** (buildings). Significant boundary features such as stone and brick walls may also be regarded as heritage assets. The most significant of these are highlighted on maps **28** (buildings) and **30** (landscape features).

The identification of 'positive buildings' (as discussed above) is by no means exhaustive and the 'list' of sites/buildings/structures identified may change at a later date. The absence of any building/structure from this list does not necessarily mean that it is of no interest or that it makes no positive contribution to the character and appearance of a Conservation Area.

The identification of buildings listed by association (or curtilage listing) comes within Section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act (1990). Advice should always be sought from the Conservation Team at the District Council with regard to listing and association/curtilage.

➤ **Unscheduled archaeological remains**

Notwithstanding the Scheduled Ancient Monument, throughout the Misson Conservation Area and in its setting, an abundance of archaeological remains have been identified by Nottinghamshire County Council and recorded on the Historic Environment Record (HER). The HER should be consulted prior to the submission of any application that may impact upon archaeological deposits.

APPENDIX C: USEFUL CONTACTS AND LOCAL HISTORIC INFORMATION SOURCES

➤ Useful Contacts and Advisory Bodies

Conservation Team (Historic Buildings & Archaeology), Nottinghamshire County Council

County Hall
West Bridgford
Nottingham
NG2 7QP
Telephone: 0300 500 80 80
Email: heritage@nottscc.gov.uk
Website: <http://www.nottinghamshire.gov.uk/>

Historic England

2nd floor, Windsor House
Cliftonville
Northampton
NN1 5BE
Telephone: 01604 735460
Email: eastmidlands@historicengland.org.uk
Website: <http://www.historicengland.org.uk/>

The Georgian Group

6 Fitzroy Square
London
W1T 5DX
Telephone: 087 1750 2936
Email: info@georgiangroup.org.uk
Website: www.georgiangroup.org.uk/docs/home/

Society for the Protection of Ancient Buildings

37 Spital Square
London
E1 6DY
Telephone: 020 7377 1644
Email: info@spab.org.uk
Website: www.spab.org.uk

Council for British Archaeology

St Mary's House
66 Bootham
York
YO30 7BZ
Telephone: 01904 671417
Email: <http://www.britarch.ac.uk/contact>
Website: www.britarch.ac.uk/

The Gardens Trust

70 Cowcross Street
London
EC1M 6EJ
Telephone: 0207 608 2409
Email: enquiries@thegardenstrust.org
Website: www.thegardenstrust.org/

The Victorian Society

1 Priory Gardens
LONDON
W4 1TT
Telephone: 0208 994 1019
Email: admin@victoriansociety.org.uk
Website: www.victoriansociety.org.uk

The Association for Industrial Archaeology

AIA Liaison Office
The Ironbridge Institute
Ironbridge Gorge Museum
Coalbrookdale
Telford
TF8 7DX
Telephone: 01740 656280
Email: aia-enquiries@contacts.bham.ac.uk

AABC Register (Architects Accredited in Building Conservation)

No.5 The Parsonage
Manchester
M3 2HS
Telephone: 0161 832 0666
Email: registrar@aabc-register.co.uk
Website: www.aabc-register.co.uk

➤ Local Historic Information Sources

Bassetlaw District Council, Conservation Team

Website: <http://www.bassetlaw.gov.uk/everything-else/planning-building/conservation-heritage.aspx>

Nottinghamshire Archives (Inspire Culture/Nottinghamshire County Council)

County House
Castle Meadow Road
Nottingham
NG2 1AG

Telephone: 0115 9581634

Email: archives@inspireculture.org.uk

Website: <http://www.nottinghamshire.gov.uk/culture-leisure/archives/visiting-archives>

Bassetlaw Museum (Local historic photographs)

Telephone: 01777 713749

Email: Bassetlaw.Museum@Bassetlaw.gov.uk

Website: www.bassetlawmuseum.org.uk/

Picture the Past (Local historic photographs)

Website: www.picturethepast.org.uk/

Worksop Library

Memorial Avenue
Worksop
Nottinghamshire
S80 2PB

Telephone: 01909 535353

Email: Worksop.library@nottscc.gov.uk

Retford (Denman) Library

17 Churchgate
Retford
Nottinghamshire
DN22 6PE

Telephone: 01777 708724

Email: retford.library@nottscc.gov.uk

Misson Parish Council

Mrs S Youngman (Clerk to the Parish Council)

Telephone: 01302 714930

Email: missionparish@btinternet.com

Website: <http://www.missionparishcouncil.org.uk/community/mission-parish-council-8129/about-us>

The Thoroton Society of Nottinghamshire

Website: <http://www.thorotonsociety.org.uk/>

The Nottinghamshire Heritage Gateway

Website: <http://www.nottsheritagegateway.org.uk/>

National Heritage List for England (English Heritage, information on designated heritage assets)

Website: <http://list.english-heritage.org.uk/>

County Buildings at Risk Register (County database of buildings at risk)

Website: <http://www3.nottinghamshire.gov.uk/learning/history/historicbuildings/buildingsatrisk/>

Historic Trade Directories (Database of historic trade directories and gazetteers)

Website: www.historicaldirectories.org/hd/index.asp

Contact us

For further advice on issues relating to Conservation Areas, Listed Buildings or other heritage assets, please contact one of the Council's Conservation Officers, either by telephone (01909 533427) or by email:

- Michael.Tagg@bassetlaw.gov.uk;
- Aimee.Dobb@bassetlaw.gov.uk; or
- Simon.Britt@bassetlaw.gov.uk.

Alternatively, please write to:

Conservation Team
Planning Services
Bassetlaw District Council
Queen's Buildings
Potter Street
Worksop
Nottinghamshire
S80 2AH

For help and advice on submitting applications for Planning Permission, Conservation Area Consent or Listed Building Consent, please contact Planning Support on 01909 534430 or email planning@bassetlaw.gov.uk.

If you need any help communicating with us or understanding any of our documents, we can arrange for a copy of this document in large print or arrange for a Language Line interpreter or translator to help you. Please contact us on 01909 533533.

