

LAXTON CONSERVATION AREA APPRAISAL



MARCH 2022

CONTENTS



This document contains the Council's appraisal of the special character and appearance of Laxton Conservation Area, with management proposals for the future preservation and enhancement of the area.

Document details

Title: Draft Laxton Conservation Area Appraisal; March 2022

Summary: This document provides service users with information on the special character and appearance of Laxton Conservation Area.

Consultation: Public engagement with the local community was undertaken between 7th January and 18th February 2022. Laxton Parish Council was also consulted prior to the publication of this document, details of which are set out in the Consultation Document published on December 2021 and available on the Council's website. A public meeting is due to be held at Laxton Village Hall on the 13th January 2022.

Approved: The final version of this document is being considered by the Council's Economic Development Committee on 23rd March 2022.

Document availability:

Copies of this document are available via Newark & Sherwood District Council's Conservation Team and on the Council's website:

<https://www.newark-sherwooddc.gov.uk>

Laxton Conservation Area Appraisal

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INTRODUCTION | ONE



Laxton Conservation Area Appraisal

INTRODUCTION | ONE

This appraisal document is an assessment of Laxton conservation area. The aim of the appraisal is to define the special interest of the conservation area that merits its designation and describes and evaluates the contribution made by the different features of its character and appearance.

WHAT IS A CONSERVATION AREA?

The *civic amenities act 1967* introduced conservation areas and this protection has since been consolidated by the *planning (listed buildings and conservation areas) act 1990*. These protected areas are defined in the 1990 legislation as

'AREAS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST, THE CHARACTER AND APPEARANCE OF WHICH IS DESIRABLE TO PRESERVE OR ENHANCE'

Newark & Sherwood District Council has 47 Conservation Areas, many of which have been designated for different architectural and historic interests.

The effect of a Conservation Area designation includes:

- Further planning controls for demolition and alteration of buildings within the area
- Formal notice must be given to the local planning authority six weeks' before any work is undertaken to lop, top or fell any trees, which allows the Council time to consider whether the tree should be preserved
- Local authorities must pay special attention to the preservation or enhancement of the character and appearance of the designated area when determining planning applications and other planning functions
- Extra publicity must be given to planning applications affecting Conservation Areas e.g. through advertisement in local newspaper

WHAT IS AN APPRAISAL?

A Conservation Area Appraisal is a policy document that summarises the special interest of the designated area, highlights opportunities for beneficial change or the need for further protection.

The purpose of this document is to help inform the Council in decision-making that will either preserve or enhance the character and appearance of the area.

For example, the appraisal will be used in the determination of planning applications, production of planning policies, determination of tree works applications, production of strategies for planning enforcement, inform the possible alteration of Conservation Area boundary, introduction of Local Development Orders or the introduction of further controls such as Article 4 Directions.

Overall, the appraisal seeks to enable a better understanding of the impact of future development in the Conservation Area.

Whilst every effort has been made to create a comprehensive list, it does not necessarily provide a detailed assessment of each building individually. It should not therefore be assumed that the omission of any information is intended as an indication that a building or feature is not important. A detailed assessment of significance specific to a building or site within the Conservation Area should always be carried out prior to proposing any change.

Further guidance and advice on Conservation Areas, including how to get pre-application advice, can be found on the Council's website.

This document is an assessment of the character and appearance of Laxton Conservation Area. It broadly defines and

records the special interest of the area. This will ensure that there is an understanding of what is worthy of conservation. The appraisal process helps inform policies for the preservation and enhancement of the area and will provide decision-makers with a characterisation of the historic environment. This will enable a better understanding of the impact of future development in the Conservation Area.

The Conservation Area Appraisals are based on guidelines set out in the Historic England publication Conservation Area Designation, Appraisal and Management (2019). The following themes and sources have been explored in the preparation of this document:

- 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

The Laxton Conservation Area is a designated heritage asset in its own right, and contains numerous individual heritage assets. These include both listed and unlisted buildings. Character Appraisal in Section 3 within this document gives an overall impression of the character and appearance of the Conservation Area, identifying some individual or groups of heritage assets and why they are important.

Whilst every effort has been made to create a comprehensive list, it does not necessarily provide a detailed assessment of each individually. It should not therefore be assumed that the omission of any information is intended as an indication that a building or feature is not important. A detailed assessment of significance specific to a building or site within the Conservation Area should always be carried out prior to proposing any change.

LAXTON CONSERVATION AREA

Laxton Conservation Area was first designated in 1970 and focussed on the historic core of the village.

The Conservation Area was reviewed during 2022 in accordance with a District wide programme of Conservation Area reviews agreed via the Council's Economic Development Committee in 2018¹. The draft appraisal was taken out to public consultation January – February 2022. Following comments received from the public, the document was subsequently adopted March 2022 at the Council's Economic Development Committee (EDC).

The revised boundary includes the motte and bailey immediately to the north of the village along with the remains of the open-field system, including the West Field, Mill Field and South field.

¹ Laxton was included in an expanded programme as explained at Committee in June 2019. A consultation report summarising public engagement on this process can viewed as part of the background papers for the relevant Economic

Development Committee report or on request from the Council, (contact details are available at the back of this document).



Fig.1 1835 Sanderson's Map of Laxton

CONSERVATION AREA BOUNDARY

The boundary of Laxton Conservation Area (Fig. 2) encompasses the historic built area of Laxton, the motte and bailey located to the north and the remaining open-fields, West Field, Mill Field and South Field.

LOCATION AND SETTING

Laxton is an important medieval settlement located within the Sherwood area of the District. The Sherwood area covers much of the north-west of the District. The area is characterised by a wide range of landscapes including the historic Sherwood Forest, extensive parklands and large estates of the Dukeries.

Laxton is located in the north of the District, approximately 9 miles northeast of Newark and 3 miles east of Ollerton.

Laxton has a population of approximately 450 people. The Conservation Area boundary perimeter is 9 miles long, and covers an area of 1.75 square miles.

SUMMARY OF SIGNIFICANCE

The historic significance of Laxton Conservation Area derives from its medieval origins and for being the last remaining working open-field systems managed through a functioning manorial Court Leet.

The village and its surrounding landscape have remnants of its 12th century origins,

along with the legacy of different owners of the manor through its architecture and farming practices.

The planform of Laxton has changed very little since its medieval origins. Historic linear 'crofts' are still legible. Along with the medieval open-fields, motte and bailey and fishponds Laxton has many significant archaeological landscape features.

The architectural interest of the area largely relates to 18th and 19th century vernacular settlement patterns. There are over 20 farms located within the village, and this helps create the unique rural character of Laxton. Buildings are predominantly constructed in reddish orange brick walling, with pantile or plain tile roofs.

The buildings are arranged loosely along the two principal streets. The Church of St Michael is located off Main Street in an elevated position ensuring that it is visible throughout.

KEY FEATURES:

- Medieval origins, including the remains of a motte and bailey and fishponds
- Open-field farm practice managed through the court Leet
- Retention of 18th and 19th century buildings
- Vernacular building materials, reddish orange brick and pantile and plain tiled roofs.
- Retention of traditional joinery
- Traditional agricultural buildings
- Church of St Michael – origins to 13th, 14th and 15th restored and partly rebuilt in mid-19th century
- Retention of medieval crofts and orchards
- 15 Listed Buildings
- 4 scheduled monuments

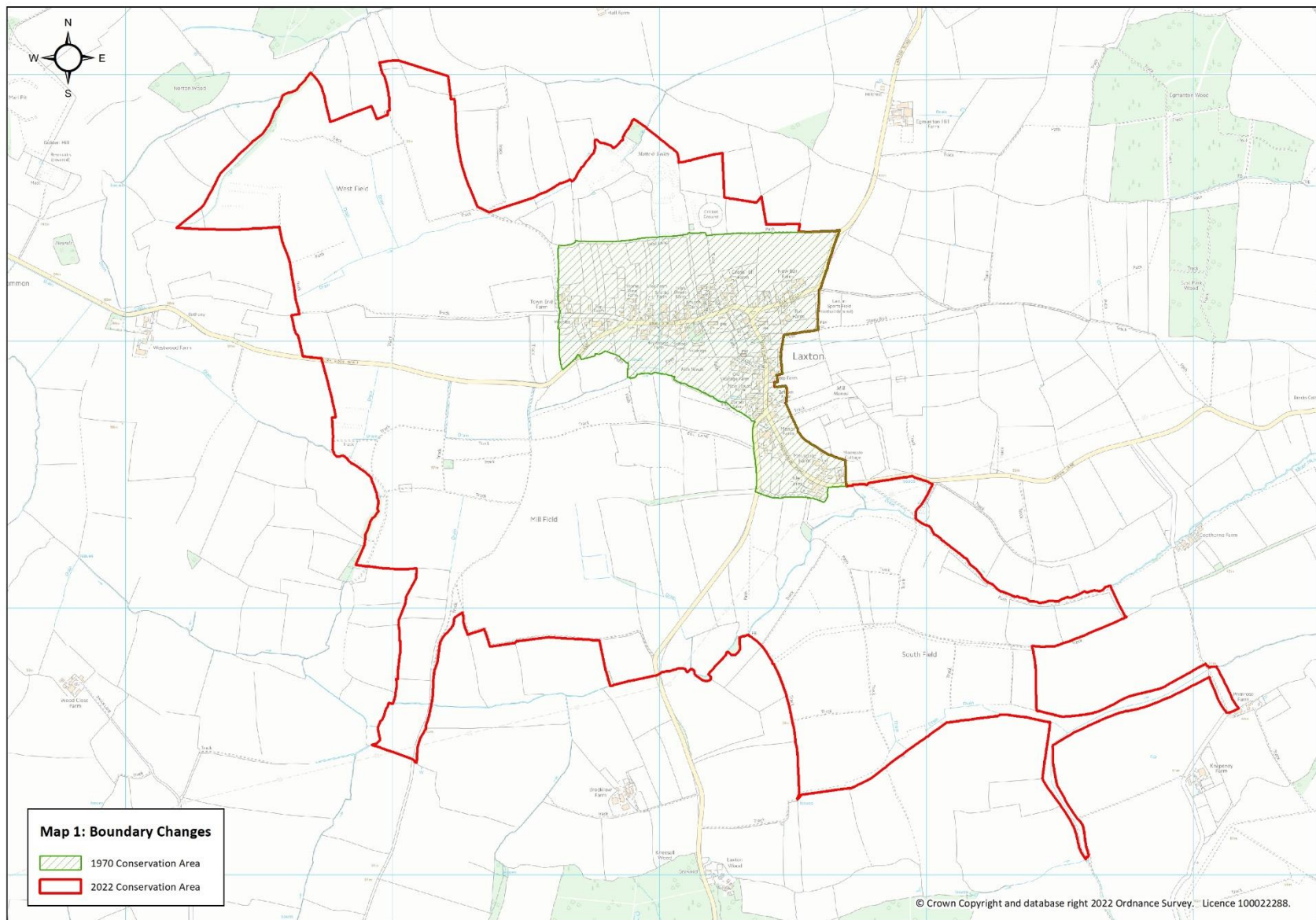


Fig.2 Laxton Conservation Area 2022 and 1970 Boundary



HISTORICAL DEVELOPMENT | TWO

“Laxton is unique among the villages of England today in that here and here only has the open-field system of farming survived unchanged in its essentials since the days long before the Norman Conquest’ (c.f. Orwin).” N. Pevsner, 1951.

HISTORICAL DEVELOPMENT | TWO

Laxton is an important medieval settlement located within the mid-Nottinghamshire farmland region of the district. The Conservation Area encompasses the historic core of the village and the surrounding open-field system and motte and bailey.

In the early 12th century Laxton was owned by Robert de Caux, he was appointed the Hereditary Keeper of the Royal Forests of Nottinghamshire and Derbyshire. This title is likely to have brought great fortunes to Laxton. On the highest point within the village is a motte and bailey with a wide range of features connected with the medieval and post-medieval manor of Laxton. It is considered to be one of the best surviving examples in Nottinghamshire².

The medieval open-field system that surrounds the village largely survive. These fields are still cultivated and managed in the same way through the Court Leet. It is thought to be the last remaining open-field system still farmed across a whole village in Europe. The medieval farming practice has strongly influenced the architectural character and development of the village.

HISTORIC CONTEXT

Laxton sits within the northern part of an area identified as the 'Mid-Nottinghamshire Farmlands', this extends within a broad band starting from the northern edge of Nottingham northwards through the District of Gedling, Newark and Sherwood and then into Bassetlaw towards the Idle Lowlands. It is largely associated with the broad belt of Triassic rocks that run northwards through the length of Bassetlaw to Gringley-on-the Hill and Misterton. These rocks comprise two formations: Waterstones, consisting of thinly bedded sandstones and siltstones separated by layers of mudstone, and the Mercia Mudstone, with is more resistant skerry bands. These bands, where they are well-developed, give rise to a much more varied and undulating topography as well as giving added prominence to the scarp slope³. This gives Laxton its very interesting topography and landscape character. As well as the fertile land ideal for cultivation.

² Keith Challis, *Settlement Morphology and Medieval Village Planning: A Case Study at Laxton Nottinghamshire*

³ Newark and Sherwood Landscape Character Assessment *Mid-Nottinghamshire Farmlands*

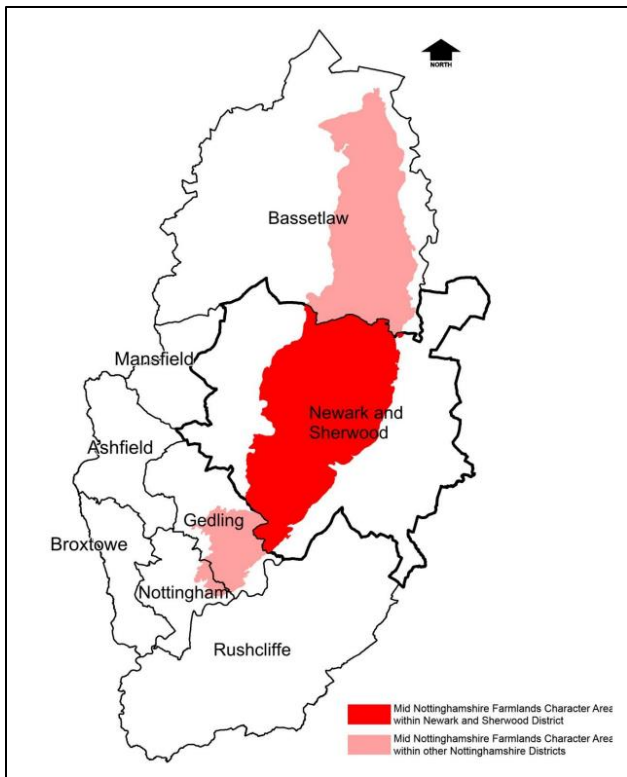


Fig.3 Map of the Mid-Nottinghamshire Farmland Area

In Laxton parish, Roman material has been found in at least seven locations within the parish, indicating a number of farms and at least one villa. Archaeological evidence show a villa or farmstead from the Romano-British period in the area known today as Fiddlers Balk in the West Field. This along with other Romano-British villas within the area, such as Tuxford and other Roman material being documented in Darlton and South Wheatley suggests that this area was well populated during the Romano-British period.

⁴ Newark and Sherwood Landscape Character Assessment
Mid-Nottinghamshire Farmlands

Current models of early medieval settlement patterns suggest that there were dispersed farms and some larger settlements, similar to the basic pattern of later prehistory and the Roman period. Due to rising populations and the growing powers of local landlords during the 10th century, this dispersed settlement pattern began to be replaced by single nucleated villages, with people grouping together around the farm of the local lord or in other geographical favoured locations⁴.

Laxton followed this typical settlement pattern and by the 13th century, Laxton included a hall and dovecote, a post mill mound on top of the motte, the site of a Tudor manor house built in the outer bailey, six fishponds, a second hollow way leading from Hall Lane, and a building and pond-bay associated with the fishponds.

In the 1230s, the manor of Laxton and the office of Keeper of the Royal forests passed into the hands of the Everingham family, who held it until the late-14th century. The manor, mill and other village fixture appear to fall into a state of ruin after this period⁵.

⁵ Keith Challis, *Settlement Morphology and Medieval Village Planning: A Case Study at Laxton Nottinghamshire*



Fig.4 Aerial of Laxton's Motte and Bailey

The Rous family held Laxton during the 16th century. The family seem to have been peaceful and prosperous country squires and are likely to have built the manor house in front of the site of the old Norman castle, which at this point had fallen into decay⁶.

To the south of St Michael's Church are the fishponds, which are artificially created pools of slow-moving freshwater to breed fish. The earthworks relating to this farming practice are still evident today. Laxton's fishponds included a series of at least seven compartments arranged in a linear pattern running along the valley east to west. It is believed that the fishponds date to when the manor belonged to the Rous Family⁷.

⁶ C.S Orwin, *The History of Laxton*. 1970

⁷ Historic England National Heritage List *List* entry 1018148

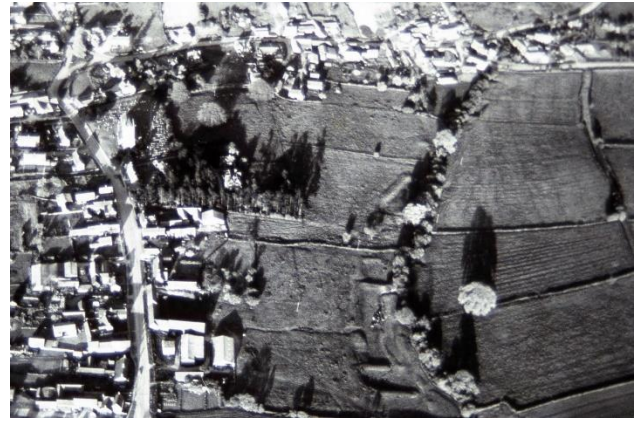


Fig.5 Aerial of the fishponds south of St Michael's Church

In the 17th century, Laxton Manor was sold to the Pierrepont family, who owned the manor until it was sold to the Ministry of Agriculture in 1952.

In the mid-17th century, the population of Laxton was around 350 people. This increased to around 425 in 1776. The population of Laxton continued to grow through the early 19th century reaching 655 in 1821; however, in 1951 the population declined to 534 in 1951⁸.

⁸ University of Nottingham Manuscripts and special collections.

Figure 6 shows the back lane of the North Row abut the south section of the outer bailey. This suggests that this part of the settlement was a result of a planned layout contemporary with the extension of the castle defences⁹.

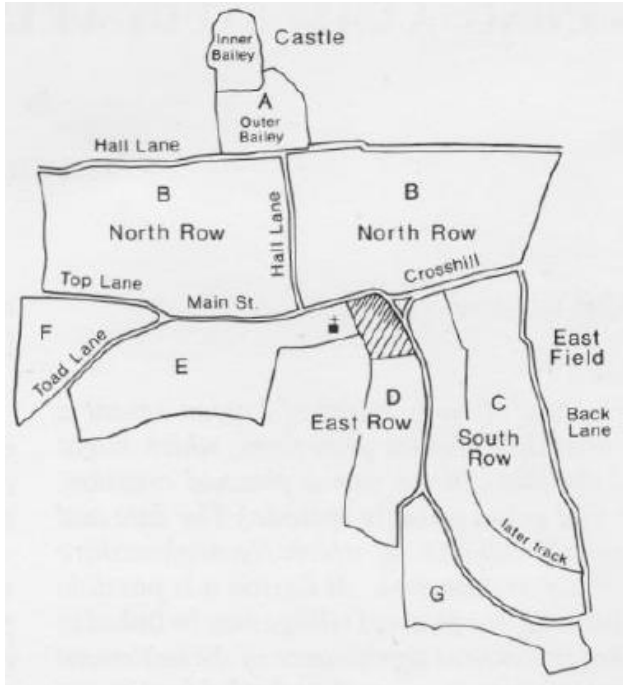


Fig.6 Sketch of the historic layout of Laxton.
North row remains largely unaltered

Farmhouses, cottages and other development were concentrated within the centre of the village, with a regular street pattern along Main Street and High Street. Behind the houses on the two main streets are long narrow crofts also accessed from the back lane. These 'crofts'

were fenced off areas to keep pigs and hens and grow vegetables.

Most of the arable land worked by the farmers were within four open-fields that surrounded the village. The fields were subdivided into strips that can be clearly seen on Mark Pierce's 1635 map (Fig. 7). Each strip was tenanted by a farmer and didn't have a boundary separating them. Each field would have a strict crop rotation that the farmers were required to follow.¹⁰

Nationally, open-field farming practice was superseded by enclosed field system. This is where larger square and rectangular shaped fields, separated by hedging or fencing were created. Originally, enclosures of land took place through informal agreement. However, during the 17th century the practice developed of obtaining authorisation by an Act of Parliament. From the 1750s these enclosure Acts were the norm.

Typically open-field systems had been completely enclosed By the mid-19th century. Although, Mark Pierce's 1635 map does have evidence of enclosed field systems being introduced this was not extensive in Laxton and a large proportion of the original open-field is still farmed in this way today¹¹.

⁹ Keith Challis, *Settlement Morphology and Medieval Village Planning: A Case Study at Laxton Nottinghamshire*

¹⁰ University of Nottingham Manuscripts and Special Collections.

¹¹ Mary Haigh, *Open-field Farming Laxton. A Snapshot in Time: Laxton in Peace and War, 1900-1920*. Laxton History Group

Following Enclosure, five outlying farms were created in the Parish of Laxton.

With changes in farming practices and the adoption of the Enclosure Act, the area of open-field system was reduced¹².

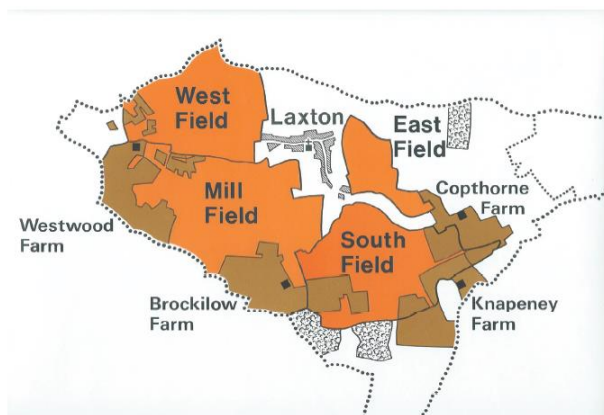


Fig.8 Map showing the outer lying farms created through the Enclosure Act

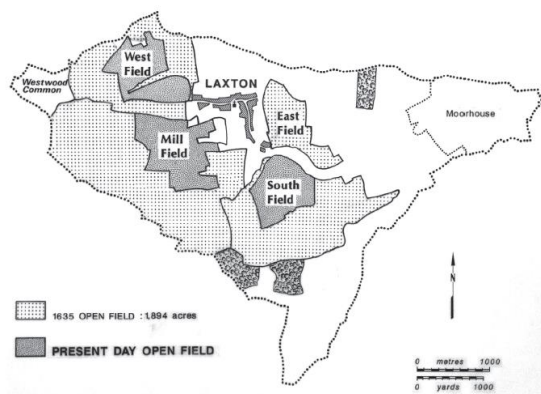


Fig.9 Map of Laxton showing the reduction in the open-field system following the Enclosure Act

As farming in Laxton was carried out on common land and open-fields, it was important that it was managed well. Therefore, it was supervised by a manorial court. The Court Leet and Court Baron was held twice a year until 1684. Since then the court is held once a year. Jurymen, who serve for one year, inspect fields and issue fines.¹³.

¹² Mary Haigh, *Open-field Farming Laxton. A Snapshot in Time: Laxton in Peace and War, 1900-1920*. Laxton History Group

¹³ University of Nottingham Manuscripts and special collections.

CHARACTER APPRASIAL | THREE



Laxton is remote from larger population centres and has a well-defined and largely undeveloped rural character. Roads are narrow with small country lanes linking Laxton to other small-nucleated settlements¹⁵. Laxton's isolated and remote location is likely to be a

LANDSCAPE FEATURES AND ARCHAEOLOGICAL INTEREST

Laxton has a vast archaeological interest. The known archaeological sites, suggests settlement in Laxton predates the medieval settlement. This is evidence of continual settlement in the area perhaps 2 to 3 thousand years before the Norman motte and bailey and open-field system.

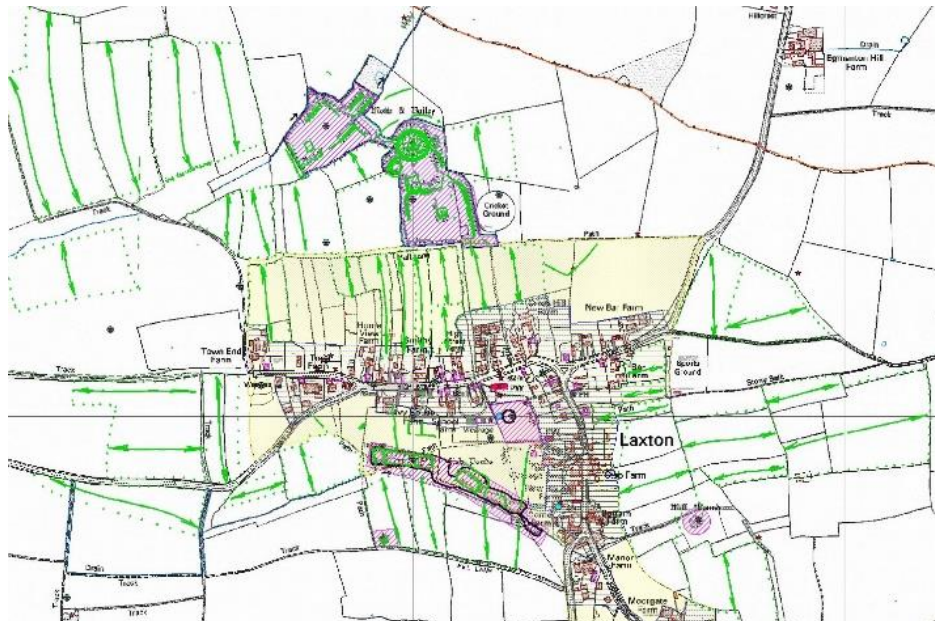


Fig.10 Extract from the HER showing Potential archaeology in Laxton

¹⁵ Newark and Sherwood Landscape Character Assessment *Mid-Nottinghamshire Farmlands*

Due to the thousands of years of occupation of the area, there is great potential to uncover unknown archaeology (Fig. 10).

A pre-historic bowl barrow is located to the south of the Church of St Michael and is a rare example of this type of monument in Nottinghamshire. The site is designated as a schedule ancient monument. The mound is sub-circular in shape, approximately 25 metre wide and stands to a height of 1 metre. A large oak tree approximately 1.3 metre in diameter stands in its centre. Traces of a ditch are visible to the north of the mound and although the surface evidence for this is slight the height and type of vegetation in this area suggests a ditch survives beneath the surface. The ditch is evident from the surface as a slight depression 0.3m deep and approximately 2 metre wide. It is likely that gradual slumping of the mound down slope has obscured the ditch to the south. No recorded excavation of the barrow has been carried out so it cannot be precisely dated but its position and form are analogous with other examples known to be of Bronze Age date.

The village of Laxton and its associated open-field system is bound between a numbers of ancient woodlands sited on hilltops. These are typically deciduous and mixed woodlands, being of a small to

medium in size and are prominent features within the landscape.

Laxton has an undulating landscape with a distinctive rural and agricultural character. Arable farming is the predominant land use on the clay soils, where mixed farming prevails¹⁶

The open-field system makes Laxton unique. The fields were probably laid out in piecemeal, rather than being created as a complete field system. How these furlongs were laid out needed to take farming practices, access and drainage into consideration. This has resulted in a unique agricultural system and a very distinctive landscape.

At the peak of the open-field system, the village cultivated approximately 2280 strips across 1,894 acres. Today there are only 164 strips on 483 acres of land. Historically, a strip was the area an oxen could work within a single day. This greatly depended on the topography of the strip and therefore is variation in these strips. Today the number of strips have reduced and, partially due to a strip increasing in size to compensate for modern agricultural practices.

¹⁶ Newark and Sherwood Landscape Character Assessment *Mid-Nottinghamshire Farmlands*



Fig.11 Extract from Mark Pierce's map depicting farmers working the land with Oxen

The open-field system is edged by grass sykes¹⁷. These areas have been created to allow for access to the different strips as well as giving space for the Oxen to turn. Manorial rules through the Court Leet prohibit the use of fertilizer or damage to these areas. Consequently, these areas have been untouched for centuries and have significant archaeological potential. Some of these areas have been designated as Site of Special Scientific Interest (SSSI) due to the ecological significance.

The open-field system has evolved through the Enclosure Act and the contraction of the open-field system. This has resulted in some areas taken out of the cultivated strips and added to the various sykes and grass tracks. Some of these have resulted

in landscaping features that have been formed from the past cultivation of the land. These elements have potential archaeological interest.



Fig.12 Possible ridge and furrow within the open-field

Laxton's historic origins are also evident in the area to the north of the village core with the remains of the Laxton Castle. The surviving earthworks are typical for a motte and bailey. The substantial earthworks measure 248.5 metres in circumference, and have a total height of 21.5 metres, topped by a smaller mound 2.5 metres high and 53 metres in circumference.

The castle was erected where the land rises to 67 metres above sea level, some of the highest land in Nottinghamshire, and consequently it commanded a good view over the Royal Forest of Sherwood, which during the medieval period Laxton was the

¹⁷ Newark and Sherwood Landscape Character Assessment Mid-Nottinghamshire Farmlands

home of the keeper. The views of the surrounding countryside remains impressive today. As the venue for Forest Courts it was regularly visited by the king's itinerant justices, and it was a stopping-off point for a succession of royal visitors from Henry II to Edward I.

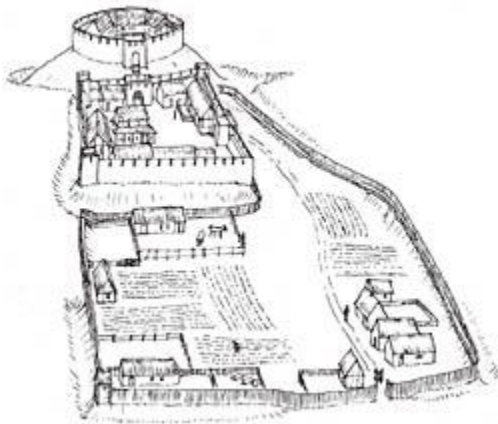


Fig.13 Reconstruction drawing of Laxton Castle c.1200

Other medieval landscape features include two sets of fishponds. Fishponds are artificially created pools of slow moving freshwater constructed for the purpose of cultivating, breeding and storing fish. The site located south of the Church of St Michaels includes at least seven compartments arranged in a linear pattern running roughly east to west through the valley. The fishponds located to the north of the village core include five ponds.

VIEWS AND VISTAS

Due to the topography of the area, the open-fields sit above the village. Although there are no planned views within Laxton the distinctive tower of the Church of St Michael is visible from different points of the Conservation Area including the Castle and parts of the open-field system.

The core of the village sits within a basin. There are very few long ranging views of the village, however on the approach from the south, along Kneesall Road, the village is a key feature within the landscape.



Fig.14 View of Laxton from Kneesall Road

Within the open-fields, the surrounding woodlands terminate many of the surrounding views. From the West field there are long-range views over the Trent Vale with views of Cottam Power Station, wind turbines at Tuxford and on a clear day Lincoln Cathedral is visible.

VILLAGE FORM AND SCALE

Main Street and High Street forms the central spine of the village. Along with the Grade I listed Church of St Michael there are a variety of historic buildings that contribute to the village's history. As well as the listed buildings within Laxton, there are also a number of unlisted buildings throughout that contribute to its character.

The layout of the village has changed very little since the early-medieval period. The medieval planform is still legible, although there are areas where alterations have resulted in some erosion of this.

Behind the farmhouses and cottages are crofts, which are linear plots that run towards the back lanes. These crofts were used as orchards or areas to keep animals. Some of the remaining crofts can be identified on Mark Pierce's Map.



Fig.15 Crofts along town end and high street depicted on Mark peierce's 1635 map



Fig.16 Historic croft pattern still remain along town end and high street

Unlike many rural villages, there are many farmhouses and farm buildings located within the village centre; this is a consequence of the open-field system. The farmyards are a prominent feature within the village and creates a different character compared to other rural villages in the district. The layout of the farmhouses, cottages and farmyards are varied throughout the village. The farmsteads typically have a mixture of traditional farm buildings including threshing barn and stable.

Many of these traditional agricultural buildings don't meet the requirements of modern agricultural machinery. These buildings are mostly used for storage. During the 1960s and early 1970s, the landowner constructed modern agricultural buildings for each tenant. These buildings are largely detached, set

behind the traditional farm buildings. However, some have been constructed to create covered areas between the traditional buildings and are therefore very intrusive within the farmyard.



Fig.17 Traditional agricultural buildings can be found throughout the village including threshing barns, stables and pigsty



Fig.18 Modern agricultural buildings can be seen, typically located behind the traditional buildings

During this period, the traditional agricultural buildings were considered for demolition. Many farmers requested them to remain. The retention of these traditional agricultural buildings make a significant contribution to the special character of the village.

This special architectural and landscape character of Laxton has previously shaped and influenced district planning policy. Previous versions of the districts Local Plan has had Laxton specific policies for the historic landscape, conversion of traditional agricultural buildings and affordable housing.

Medieval houses in Laxton would likely have been constructed with mud walls on a wooden frame. The Earl of Manvers carried out significant renovations during the 18th century. The village largely reflects this period of redevelopment.



Fig.19 *New Smithy and Old Smithy Farmhouse adjacent to each other prior to the demolition of old Smithy*

During the 1960s redevelopment some historic buildings, including Smithy Farm were demolished. The modern farmhouse, Bar Farm was built with the intention to demolish Old Bar Farm. However, due to bad weather, this didn't happen and since then, the building has been listed. This has resulted in the historic farmhouse being detached from its agricultural buildings, therefore losing its agricultural context.

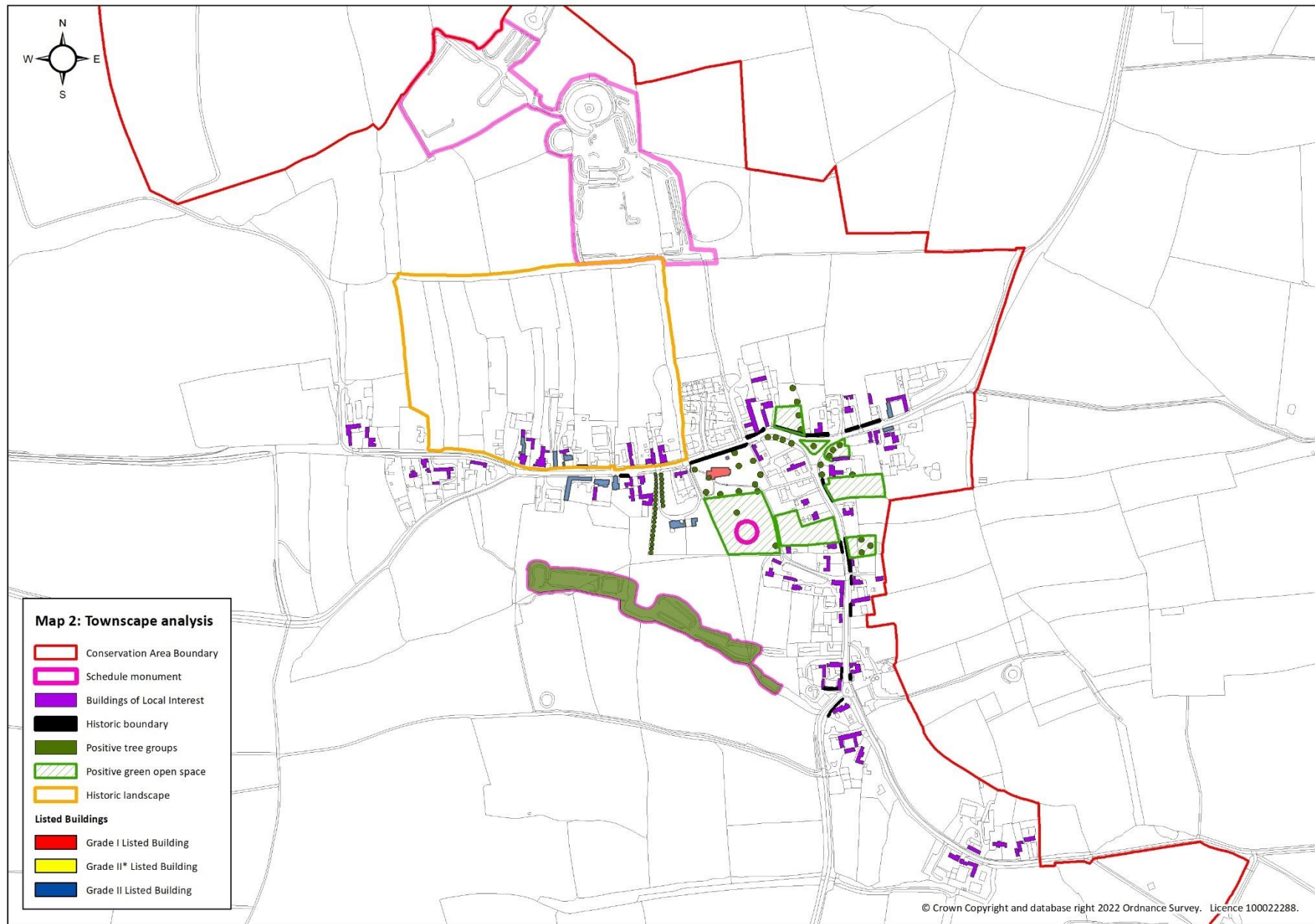


Fig.20 *Although a modern replacement was built to replace Old Bar Farm, the building was saved from demolition due to the weather*

There are 19 designated heritage assets, including listed buildings and scheduled monuments within the Conservation Area boundary. These buildings and structures make an important contribution to the character of the conservation area.

- Barn adjoining Holme View Farmhouse - Grade II (listing ref: 1156976)
- Lilac Farmhouse - Grade II (listing ref: 132605)
- Farm buildings at Lilac farmhouse - Grade II (listing ref: 1045635)
- Stable at Lilac Farmhouse - Grade II (listing ref: 1370136)
- Ivy House Farmhouse - Grade II (listing ref: 1045592)
- Farm buildings at Ivy House - Grade II (listing ref: 1302607)
- Laxton Vicarage and Adjoining Service Wing and Stable - Grade II (listing ref: 1370157)
- Gate Piers and Gate at Church of St Michael - Grade II (listing ref: 1045594)
- Church of St Michael - Grade I (listing ref 1370158)
- Cross 12 metres south of Church of St Michael - Grade II (listing ref: 1045595) and Schedule monument (schedule monument ref: 1045595)
- K6 Telephone Kiosk - Grade II (listing ref: 1396383)
- Barn at Bar Farm - Grade II (listing ref: 1045630)
- Old Barn Farmhouse - Grade II (listing ref: 1156938)
- Bowl barrow 70 metres south of Church of St Michael - Scheduled Monument (schedule monument ref: 1017740)
- Fishponds 220 metres south west of St Michael's Church - Scheduled Monument (schedule monument ref: 1018148)
- Motte and bailey castle and associated medieval and post-medieval manorial remains, including six fishponds - Scheduled Monument (schedule monument ref: 1008188)

In addition to designated heritage assets, there are a number of unlisted buildings that contribute to the character and appearance of Laxton Conservation Area, as shown in map 2 below (appendix 2 and 3). These buildings are have historic interest (Appendix 6). They are also good examples of the vernacular architecture seen within Laxton. Due to the use of local brick and pantiles, these building make an important contribution to the historic and architectural character of the conservation area.



MATERIALS AND ARCHITECTURAL DETAIL

The overriding character of the village is the vernacular qualities of the buildings influenced by the availability of local materials. Local red brick was widely available during the 18th century redevelopment of the village, resulting in the widespread use of the material. The local material is a reddish orange, which is reflective of the local geology. Some traditional buildings are lime washed/painted.



Fig.21 Some of the traditional buildings are limewashed/painted

The more contemporary later 20th century dwellings are a mixture of red brick and buff brick. This does not always reflect the historic vernacular of the area.

Typically, roofs are constructed in clay pantiles and are reflective of the hue of the Humber Clay, which is used throughout the District. More high status building, such

as the Vicarage have a plain clay tile (albeit coursed decoratively).



Fig.22 View of the Vicarage's Roof Over the Paddocks from Main Street

The architecture of the village is typically modest, with simple rustic estate detailing with the exception of principal buildings such as the Church, Vicarage and Dovecote Inn.

The Vicarage designed by John Birch for the Manvers family is built of red brick and ashlar dressing. The roof is plain tile with a diaper patter. The distinctive roof can be seen from Main Street.

Many of the buildings retain traditional timber joinery, which positively contribute to the character of the conservation area. There is a mix of window styles, including Yorkshire sliding sash, double-hung sliding sash and side opening casements.

BUILDING TYPES

The majority of the buildings within Laxton are residential or agricultural in use. There

are some community buildings scattered throughout the village, including a church, public house, school, chapel and parish rooms scattered throughout the village, however some of these have been converted into a new use. For example, the former school is now used as the village hall.



Fig.23 Photo of children in front of the school, now village hall (1920)

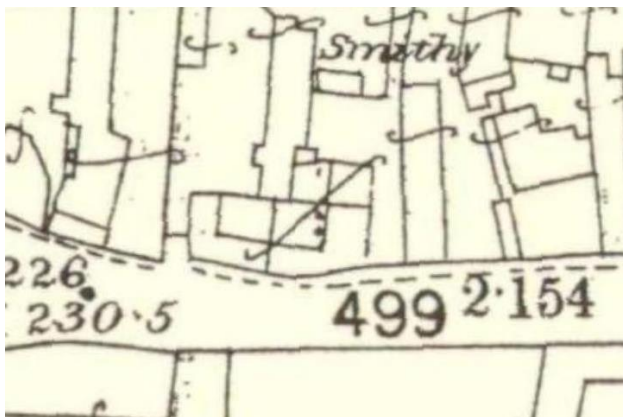


Fig.24 A smithy was located behind blacksmith cottage, Main Street

Historic map regression shows us that there were also examples of other types of industrial buildings, including a smithy located within the village and a windmill located on Mill Field.



Fig.25 A Photo of the Mill that was located in Mill Field

The domestic buildings are typically two and two and half storeys in height, with pitched roofs. The village has a loose character and each farmstead and cottage vary in form, overall design and relationship with the highway.

There are very few infill or back-land¹⁸ developments within the village, with most dwellings having a strong relationship with the road. The most notable modern development is Timothy Road, which does not follow the traditional ribbon

¹⁸ Back-land development is typically the more comprehensive development of land behind an existing frontage.

development pattern (comprising a cul de sac).

Few of the traditional agricultural buildings have been converted into residential use. There is only one converted barns complexes (at Hollybush), but as this takes the form of an ancillary range to the main dwelling, it has not resulted in subdivision of the site.



Fig.26 Hollybush one of few barn conversions in Laxton

GREEN INFRASTRUCTURE

There is no formal village green located within the conservation area. However, as with many rural settlements a combination of less formal green infrastructure, including grass verges, hedgerows and private green space such as orchards and paddocks, make an important contribution to the character and appearance of the conservation area. In addition to providing a positive backdrop to historic buildings, they also help sustain a sense of spaciousness and rural settlement patterns.



Fig.27 An orchard located along Main Street

BOUNDARY TREATMENTS

Throughout the village, there is a mixture of both soft and hard boundaries. The boundaries are generally mature and well maintained.

The majority of hedgerows along field boundaries are hawthorn, although those running along the side of tracks and lanes tend to be species rich and include species such as ash, rubus, hawthorn, field maple, illex, convolvulus and hazel.

Hard boundaries are largely red brick. Some brick boundaries have been rebuilt at a taller height. Some of these still retain a lower section, this lower section is a traditional feature to pass over the milk churns. There are also some stone brick walls, most notably to the Church of St Michael.



Fig.28 Some boundary walls have lower sections to pass over the milk churns

Timber post and rail fences and metal estate fences can also be seen throughout the village. As a whole, boundaries are low scale features along the highway.

PUBLIC REALM

There no historic paving or surfacing within the village, they are modern tarmac roads and pavements.

There is little street furniture and highway signage within the village. This contributes to the rural character of the village. There are examples of early-20th century finger

post signs, which make a positive contribution to the character compared to the modern designs.

A grade II listed K6 telephone kiosk is located on the High Street. The K6 telephone kiosk was introduced in 1935 by the eminent architect Gilbert Scott to celebrate the jubilee of King George V. They are the most common on telephone box to survive.



Fig.29 Grade II listed K6 telephone kiosk located along the High Street

MANAGEMENT PLAN | FOUR



MANAGEMENT PLAN | FOUR

In accordance with S71 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, local planning authorities are required to review their Conservation Areas 'from time to time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'. This element of the process is known as the Management Plan and is an opportunity to provide proposals for conserving and enhancing the designated area.

The Management Plan will be reviewed every five to ten years and updated or modified where appropriate. Details of the Council's review schedule will be kept up-to-date online.

There are several mechanisms through which the Council can preserve and/or enhance the significance of the Conservation Area:

- Application of heritage-related legislation and policies in planning functions (e.g. the determination of planning applications)
- Formulation of policy and design guidance for specific issues (e.g. traditional shopfront design or alterations to windows)
- Introduction of further planning controls, such as Article 4 Directions
- Alteration of the boundary of the Conservation Area
- Production of 'development briefs' for specific sites
- Enforcement proceedings, such as the application of Section 215 Notices

LISTED BUILDINGS

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their special architectural or historic interest. All listed buildings in England are done so at the recommendation of Historic England and details are recorded on the National Heritage List for England. Listed buildings come in three categories of 'significance':

- **Grade I** buildings are of exceptional interest (only 2.5% of all listed buildings are Grade I)
- **Grade II*** buildings are particularly important buildings of more than special interest (5.8% of listed building are Grade II*)
- **Grade II** buildings are of special interest. Most listed building owners are likely to live in a Grade II listed building as these make up 92% of all listed buildings.

Alterations to listed buildings typically require listed building consent. Decisions on listed building consent applications

require the local authority to consider what impact alterations might have on the building or site's significance and special interest. Importantly, national and local planning policies recognise that change to listed buildings or through development within their setting can affect significance.

There are 16 Listed Buildings within Laxton Conservation Area boundary and, therefore, these types of applications may have an impact on the character and appearance of the conservation area.

BUILDINGS AND FEATURES THAT MAKE A POSITIVE CONTRIBUTION

In addition to Listed Buildings, many buildings, structures and features make a positive contribution to the character and appearance of Laxton Conservation Area. These are highlighted in the Townscape Analysis map (Appendix 2) as 'Buildings or Structures of Local Interest'.

There are various reasons for their identification in the Appraisal, as set out by the following indicative criteria:

- Retention of historic fabric and features
- Associations with the historic development of the settlement
- Associations with local notable architects or landowners

- Illustrative architectural design or style
- Position in the street scene
- Use of local materials in construction
- Group value and relationship with neighbouring buildings
- Historic boundary features or public realm features

As these buildings and structures make a positive contribution to the significance and character of the area, there should be a presumption against their demolition, loss or inappropriate alteration and this is reflected in the national and local planning policies (see below).

APPLICATION OF HERITAGE POLICIES AND OBJECTIVES IN THE PLANNING PROCESS

Conservation areas are classified as 'designated heritage assets' and are afforded a high level of protection, notably in the control of demolition and the requirement to ensure that new development conserves or enhances the character and appearance of the area¹⁹.

The most common planning function that involves Conservation Areas is the determination of planning applications within the boundary or its setting. The local planning authority (i.e. the Council) is responsible for the determination of most

¹⁹ In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

applications and they are responsible for ensuring that proposals preserve or enhance the character or appearance of the area, as set out within the legislation.

In addition, the Council must also apply the national and local planning policies in the determination of planning applications. Section 16 of the *National Planning Policy Framework (NPPF)* is the relevant section in regards to historic environment. Newark & Sherwood District Council revised and updated the Local Development Framework Development Plan Document in 2019. The relevant local planning policies and objectives for heritage are:

- SO9
- CP14: Historic Environment
- DM9: Protecting and Enhancing the Historic Environment

Once adopted by the Council, this Appraisal document becomes a material consideration in any planning decision relating to development in Laxton Conservation Area and in its setting. Policy DM9 of the LDF Allocations & DM DPD explains that development proposals will be expected to be in line with Conservation Area Appraisals. It is anticipated, therefore, that the Laxton Appraisal document will help inform decision-making and will be one of the most direct and effective means of managing the Conservation Area in the long term.

BOUNDARY CHANGES AND MONITORING CHANGE

Laxton Conservation Area was originally designated in 1970, and there is limited information on any formal review processes during that time. A small pamphlet was produced by Nottinghamshire County Council, setting out the implications for designation and a description of the historic core.

The 2022 review extended the boundary. This is shown on the map within appendix 1. This extension is to include the remains of the Motte and Bailey and the unique Medieval open-field system. The landscape heritage value is intrinsically associated with the historic interest of the village of Laxton.

Monitoring change, both positive and negative, is very important for the long-term management of a conservation area. Regular surveys can, for example, help highlight problems that can be best tackled through enforcement or additional planning controls.

Local planning authorities should seek to update Appraisals, and where relevant, amend the boundary. The Council will review all Conservation Areas on a rolling basis, ideally within five-ten year cycles. Resources permitting, the next Laxton Conservation Area review should take place before 2032.

CONDITION

The majority of the buildings within the Laxton Conservation Area are in a fair-good condition. Those buildings that are in a poor condition largely relate to the traditional agricultural buildings within the village. The poor conditions vary from building to building. The more severe conditions potentially have structural implications and will need structural surveys carried out. The typical issues are relatively minor. These include;

- Vegetation growth - a plant will typically root in the softer building materials, often the mortar joints in a stone or brick wall, and force itself deeper as it grows. This pushes building materials out of position and weakens the integrity of the wall as mortar fails and the brick or stone starts to move.
- Use of modern cement or pointing - affecting the ability of the masonry to expel moisture and causes issues with staining and algal growth. It can ultimately lead to the masonry crumbling away.
- Cement-based renders – applied over brickwork that was originally intended to remain exposed. Lime-based washes and renders are historically accurate and allow the building fabric to ‘breathe’. However, cement-based products and impermeable paints have the

opposite effect and can cause issues with moisture control.

DETRACTING FEATURES

Some properties have replaced traditional timber windows with uPVC units. These detract from the aesthetic value of both the streetscapes and individual buildings. The thicker frames, false glazing bars and different opening mechanisms are visually discordant with the traditional character of the conservation area. Although these are perceived to offer benefits, the lifespan of uPVC windows is considerably shorter than is often supposed, and the units cannot be easily recycled.

NEW DEVELOPMENT

It is not the intention of Conservation Area designation to prevent new development. Instead, it puts in place a process whereby any proposals are more thoroughly studied to ensure that the special interest of the Conservation Area is protected and opportunities to improve its character are identified. New development can range from entire new buildings to the introduction of new features, however small, on existing buildings. New development within the setting of the Conservation Area should also be carefully managed as it has the potential to detract from its character and special interest. The potential for substantial new development inside the Conservation Area boundary is generally limited. Any

proposals will need to be considered on a case-by-case basis and take account of;

- The significance of any existing building to be removed;
- Significant impact on potential below-ground or built archaeology;
- The impact on the setting of neighbouring listed buildings and/or positive contributors;
- How local features and materials can be incorporated into the design;
- Whether or not any historical plot boundaries survive or could be recoverable;
- The impact of the overall scale, massing and design on the wider streetscape;
- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting; and
- Any other heritage or conservation restraints/benefits identified.

The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal elevations or chimneystacks.

- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group.
- Internal alterations can have an external impact, including for example, staircases cutting across windows or the removal of chimneybreasts necessitating the removal of the associated chimneystack.

POTENTIAL FOR ENHANCEMENT

Although many of the buildings within the Conservation Area make a positive contribution to its character, some features or elements may reduce its contribution to the character and appearance of the conservation area. This might include insensitive modern interventions or the relatively poor condition of a building. There is potential to enhance or remedy these issues through well-considered proposals.

In this context, a priority for enhancement in Laxton Conservation Area is the repair and conservation of historic structures and the restoration/reinstatement of architectural features and materials. The following ideas would form a good basis for an enhancement strategy:

- The retention and enhancement of historic buildings and their historic architectural features, including brick detailing, traditional timber windows/doors, cast iron rainwater goods, chimney stacks etc.
- The reintroduction of appropriate historic or architectural features to the conservation area's historic buildings and public realm, such as timber sash windows, clay pantile roofs, chimney stacks with oversailing courses,
- The retention of significant trees/hedges and where necessary their replacement with appropriate species
- Improvements to the highway, including surfacing
- Sympathetic redevelopment of sites that currently detract from the character or appearance of the area.

There are currently no plans to provide a specific grant scheme for Laxton Conservation Area. Should the opportunity arise and resources become available, the Laxton Conservation Area Appraisal will be used as a basis for developing an appropriate strategy for a grant scheme.

Enhancements to streets in the Conservation Area should be informed by a detailed audit of the public realm and aim to minimise physical obstruction and visual clutter. Road signs and markings can

also have a significant effect on the appearance of a conservation area. A proliferation of signs and posts should be avoided and essential signs should be of a character and quality appropriate to their context. A degree of flexibility in the size, siting and colour of signs is provided for in The Traffic Signs Regulations and the Department for Transport's Traffic Signs Manual. Local authorities should take advantage of this within conservation areas.

STRICTER CONTROLS, INCLUDING ARTICLE 4 DIRECTIONS

Historic features such as traditional timber windows and doors often make an important contribution to the architectural and historic interest of heritage assets. Some of these alterations do not require planning permission and are regarded as permitted development. Good examples of this include the replacement of traditional timber windows on non-listed dwellings with uPVC of a different style and profile, or when historic chimneystacks are demolished. Alterations like this can be very harmful to the character and appearance of a conservation area.

Due to the majority of the buildings in the village are being within estate ownership many of the houses have retained traditional timber joinery, which contribute positively to the character of the conservation area.

The unique rural and agricultural character created by the presence of farm buildings located within the core of the village may require management through additional restrictions. Some change of uses to agricultural buildings can be carried out under permitted development. This could significantly alter the rural character of the village core and its context as a rural agricultural settlement. In addition, the introduction of new boundaries subdividing the historic plots could also erode the significance of the village.

It is possible to bring such alterations into planning control through the implementation of an Article 4 Direction. 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, however, requires a strong justification for proposing the Direction as well as appropriate community support.

The 2022 consultation process and appraisal review a strong support for the introduction of additional controls was expressed. Following this, The Conservation Team will carry out further consultation on the introduction of further controls such as an Article 4 Direction.

DEVELOPMENT BRIEFS

The Management Plan can be used to identify any sites that would benefit from a development brief. 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. This might be a gap site, for example, or a site under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the Conservation Area where redevelopment can be demonstrated to lead to potential enhancement of the historic environment. The definition and characterisation of the Conservation Area can be expanded to form a detailed design brief in order to help promote an appropriate form of development on the site.

There are currently no sites identified that would benefit from a development brief in Laxton Conservation Area. The need for development briefs will be reconsidered during future Conservation Area reviews.

As an important historic settlement with significant historic and communal value, it is vital community engagement and public access is retained. This may include an improved visitor centre.

Where development is proposed on large sites, or on other sites such as garden sites or infill plots that the Council considers the principle of development in this location to be acceptable, the Council may take the

opportunity to produce development briefs to inform developers or applicants as to what may be appropriate in terms of design and layout for the site.

POLICY AND DESIGN GUIDANCE

The Council has produced several relevant guidance documents on development within the historic environment, including shopfronts and advertisements, and the conversion of traditional rural buildings. However, the Conservation Team is intending to produce further guidance documents on all aspects of heritage and will be made available on the Council's website.

Laxton has very specific needs to provide housing within the village for its aging tenants. A specific policy to provide housing for former tenants maybe required.

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.

ENFORCEMENT PROCEEDINGS, INCLUDING APPLICATION OF S.215 NOTICES

Unauthorised works, breaches of planning control and non-compliance with approved planning applications can harm the quality of the historic built environment as the local

authority has not been able to carry out its statutory function in applying the heritage-related policies and legislation to the determination of the development. Where continuous breaches of planning control occur, this can cumulatively erode the special interest of heritage assets (including Conservation Areas and Listed Buildings).

It is, therefore, important that the local planning authority investigate breaches of planning control within Conservation Areas and to Listed Buildings as this can help preserve the quality and interest of the historic environment. The local planning authority has various tools to deal with breaches of planning in Conservation Areas and Listed Buildings:

- Enforcement Notices
- Listed Building Enforcement Notices
- Stop Notices
- Injunctions
- Prosecution

The survey carried out in 2022 may be used to highlight any planning breaches and the local planning authority will take appropriate action where necessary. Anyone can report a suspected planning breach by contacting the Council's Planning Enforcement Team. For further information, please see the Enforcement Charter on the Council's website.

In addition to the above, the local planning authority also has general powers under the *Town & Country Planning Act 1990* to issue a Section 215 Notice on an owner (or

occupier) of any land or building whose condition is adversely affecting public amenity. These notices are specific to each site and can require the person responsible to clean up the site or building, or the authority can carry out the work itself and reclaim the costs from the owner. This is a commonly used tool by local planning authorities to improve visual amenity in conservation areas.

RECOMMENDATIONS AND NEXT STEPS

The main aim of the Conservation Area Appraisal is to encourage high quality design for new development and proposed alterations and seeks to set out a plan and guidance for addressing current prevalent issues.

The following aims and objectives respond to the challenges and opportunities identified in this Appraisal document:

1. Any proposal for change should comply with all relevant local and national planning policies.
2. This guidance should be consulted from the earliest feasibility stages of any new development to ensure that the design evolves with the special interest of the Conservation Area in mind and does not need to be retrospectively altered.
3. Any new design, intervention or repair should be high quality, regardless of scale.
4. Buildings, features and spaces identified as making a positive

contribution to the Conservation Area should be afforded protection against harmful change. This includes the inappropriate subdivision of farmhouses from the associated farm buildings.

5. Favourable consideration should be given to development proposals that seek to reinstate traditional and sympathetic architectural features (where they have been previously lost or inappropriately altered) or to improve the condition of heritage interest buildings.
6. Due consideration should be given to the archaeological potential wherever below-ground intervention is proposed.
7. Development within the setting of the Conservation Area that harms its character should be resisted. Development that positively contributes to the setting of the Conservation Area would be encouraged.
8. Laxton's distinctive and historic configuration of roads should be protected. Highway improvements should not be over-engineered or distract from the village character.
9. Proposals that address potential for enhancement should be supported, where these better reveal significance of heritage assets.

APPENDICES

APPENDIX 1: LAXTON CONSERVATION AREA MAP 1: BOUNDARY CHANGES

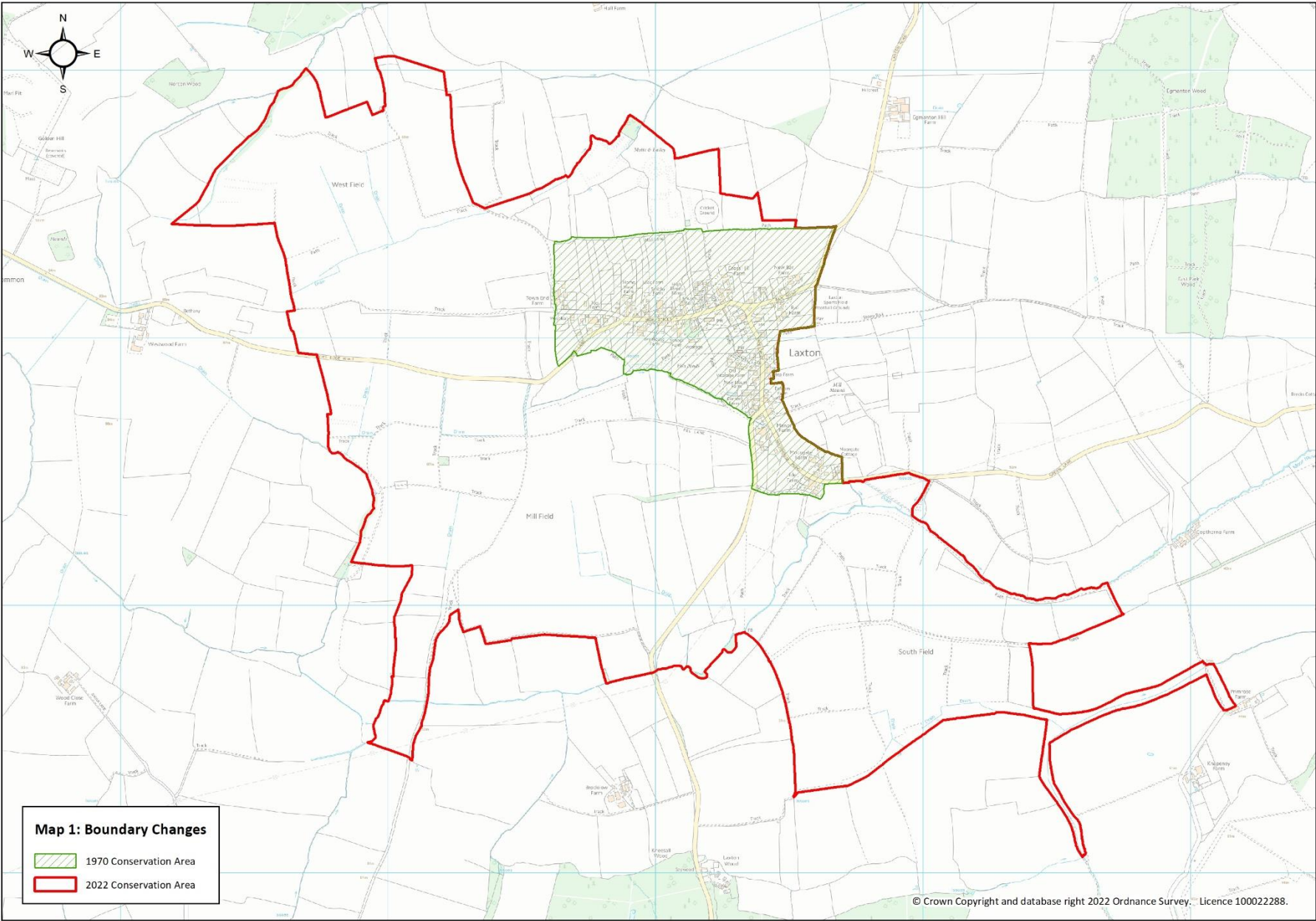
**APPENDIX 2: LAXTON CONSERVATION AREA MAP 2: TOWNSCAPE ANALYSIS –
POSITIVE FEATURES OF THE CONSERVATION AREA**

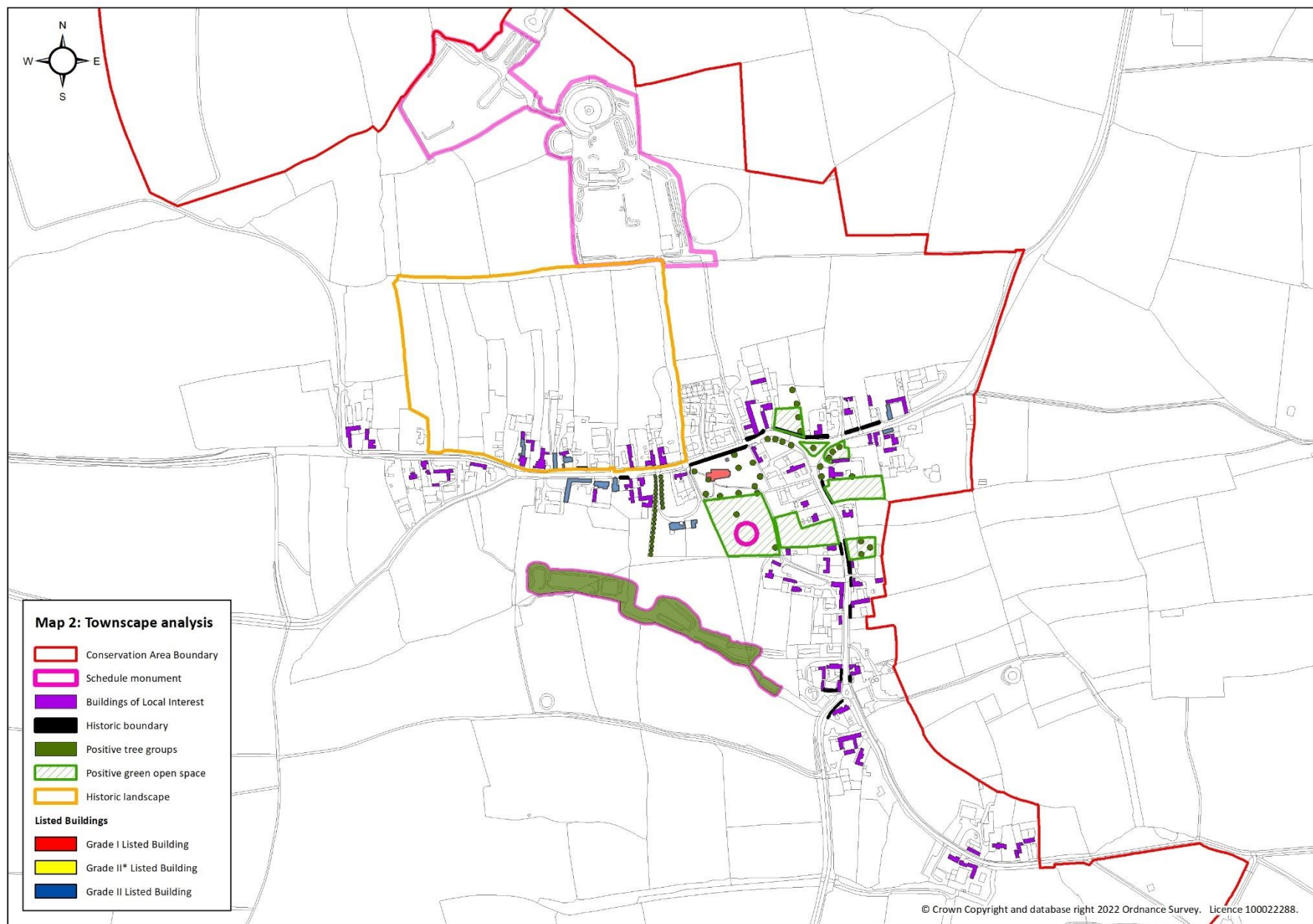
**APPENDIX 3: LAXTON CONSERVATION AREA MAP 2: TOWNSCAPE ANALYSIS –
POSITIVE FEATURES OF THE CONSERVATION AREA (CLOSE UP)**

**APPENDIX 4: LAXTON CONSERVATION AREA MAP 3: AERIAL WITH
CONSERVATION AREA BOUNDARY**

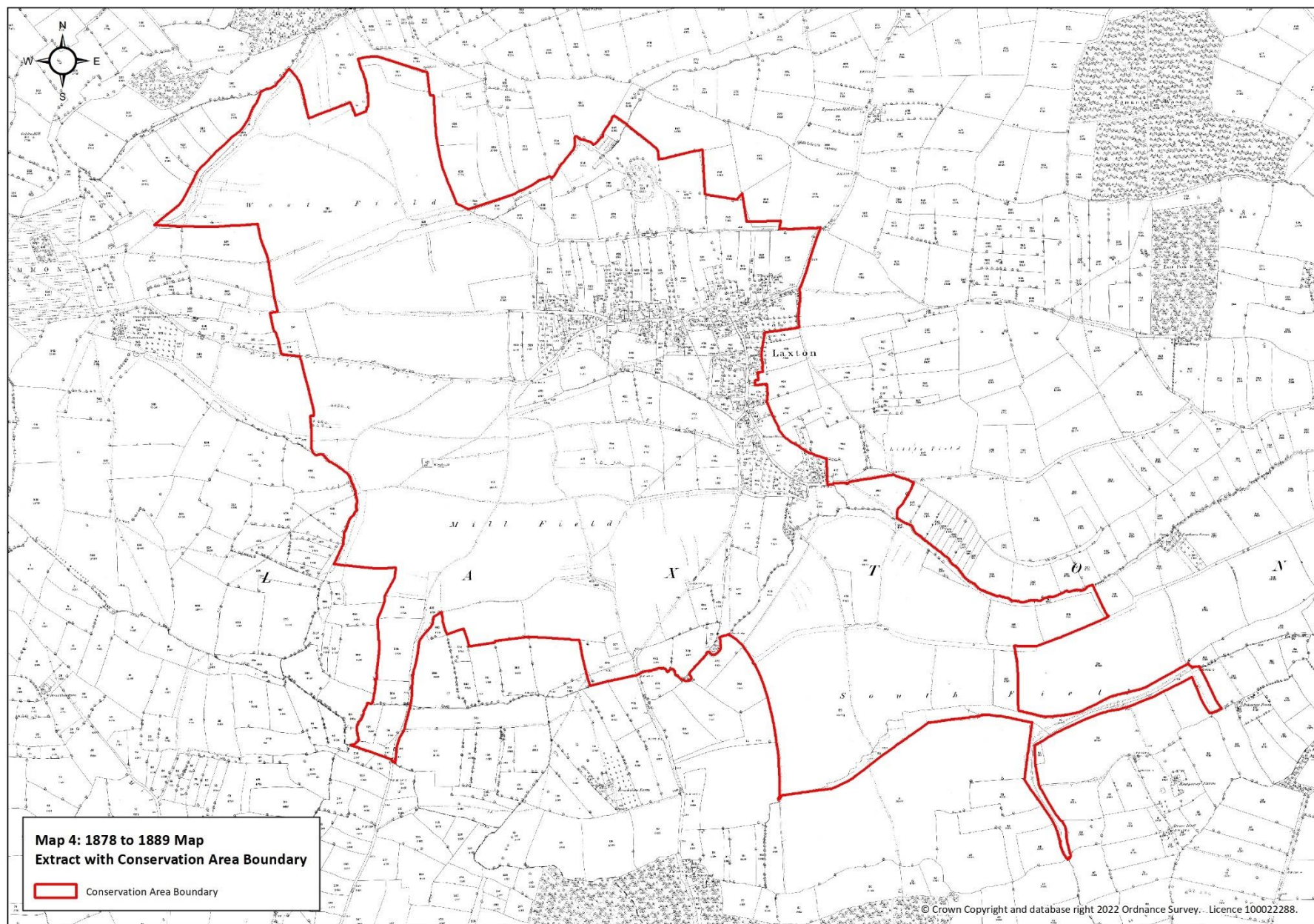
**APPENDIX 5: LAXTON CONSERVATION AREA MAP 4: 1878-1889 MAP EXTRACT
WITH CONSERVATION AREA BOUNDARY**

**APPENDIX 6: LAXTON CONSERVATION AREA MAP 5: HISTORIC BUILDINGS
GAZETTEER**









Historic Building Gazetteer

The historic buildings gazetteer has been developed through the review of map progression and assessment of architectural features. The description are not conclusive and further assessments or additional information arising may further enhance the descriptions provided.

These are descriptions of the external architectural character of the buildings and are not identifying significant elements.

Moorhouse Road

<i>The Cottage</i>	<i>Positive building in the conservation area</i>
Early 19 th century cottage, identified on the 1840 Tithe map. Redbrick with slate roof, two storey dwelling. Set well back parallel to the road	

<i>Croftways</i>	<i>Positive building in the conservation area</i>
Early 19 th century cottage with 20 th century additions and casements windows. Identified on the 1840 Tithe map. Two storey red brick with pantile roof	

<i>Moorend and Moorgate</i>	<i>Positive building in the conservation area</i>
Semi-detached late 19 th century estate cottages identified on the 1898 OS Map. Two storey, with two storey cross wing at each end. Red brick and plain clay tile roof. Three-light casement windows with segmental arches. Brick plinth and stringcourse. Set well back parallel with the road.	
Simple red brick and pantile stable and store located to the front of the site, associated with Moorend. Traditional redbrick agricultural building parallel to the road, associated with Moorgate.	

<i>Ide Farm</i>	<i>Positive building in the conservation area</i>
<p>Early 19th century detached farmhouse, two storey with single storey lean-to to the front. Red brick, Flemish bond, with pantile roof. 20th century windows.</p> <p>A range of agricultural building located directly to the south. Red brick with pantile roof. This includes a large threshing barn.</p>	

<i>Corner Cottage and Kneesall cottage</i>	<i>Positive building in the conservation area</i>
<p>Early 19th century semi-detached cottages, which are off set from each other</p> <p>Corner cottage, red brick and plain clay tile. Lean-to to the north elevation. The cottage retains its traditional double side-hung casement windows. Dog-toothed string course. Two chimney stacks with brick oversail detail.</p> <p>Kneesall Cottage, red brick with a concrete tile roof. Two storey with a single storey side extension. Two chimney stacks with brick oversail detail. The windows are 21st century top opening casements.</p>	

Main Street

<i>Corner Farm</i>	<i>Positive building in the conservation area</i>
<p>Early 19th century farmhouse with late 19th century traditional agricultural buildings.</p> <p>The dwelling is a red brick with a slate roof. Brick dog-tooth eaves detail. Modern windows under arched stone lintels. Two brick chimney stacks with brick oversail detail. The farmhouse is set back from the road behind the yard and flanked by agricultural buildings. Some of the agricultural buildings date to the late 19th century. These include a large threshing barn</p>	

<i>Bottom Farm</i>	<i>Positive building in the conservation area</i>
<p>Early 19th century farmhouse and outbuildings. The Farmhouse is redbrick and slate roof. However, is the property has been significantly altered with modern apertures including solidier course brick lintels. The gables have decorative bargeboard detail.</p> <p>The farm buildings are located to the south of the farmhouse are mostly red brick with pantile roofs.</p>	

<i>New House Farm agricultural buildings</i>	<i>Positive building in the conservation area</i>
Agricultural buildings located to the north of the farmhouse date to the early 19 th century. These traditional agricultural buildings are red brick with clay pantile roofs. There are a range of building types, including threshing bars and castshed.	

<i>Step Farm</i>	<i>Positive building in the conservation area</i>
Early 19 th century farmhouse, two storeys with redbrick with plain tile, with a brick plinth. Dog-tooth brick eave detail and decorative lintels both in buff brick. Painted timber barge boards.	
Agricultural buildings located to the south. Traditional agricultural buildings are red brick with clay pantile. This includes a large threshing barn.	

<i>The Bungalows</i>	<i>Positive building in the conservation area</i>
A pair of estate almshouses dating to the late 19 th century. Single storey redbrick with plain tile roof. Cross wings at each end of the, with timber gabled details and large casement windows. Brick plinth with blue brick detail. The building is set back from the road with a large garden to the front.	

<i>Dijon House</i>	<i>Positive building in the conservation area</i>
Early 19 th century cottage, red brick in a Flemish bond and slate roof. Two chimney stacks with brick oversail detail, dog-tooth eaves detail. Central door with cottage style casement windows under brick segmental arches and stone cills. Slightly set back from the road, behind a low brick wall with half round brick coping.	

<i>Dovecote Cottages</i>	<i>Positive building in the conservation area</i>
Early 20 th Century semi-detached cottage. Red brick ground floor with a red brick and blue brick plinth detail, red brick stringcourse and roughcast render first floor. Plain tile roof and central chimney stack. Three light timber windows under a flat arched brick lintel.	

<i>Hollybush</i>	<i>Positive building in the conservation area</i>
Late 19 th century one and half storey cottage and attached agricultural buildings, in redbrick and pantile. 20 th and 21 st century joinery detail. The agricultural buildings were extended in the early 20 th century and agricultural buildings and part of the buildings converted to residential.	

<i>Ivy Cottage</i>	<i>Positive building in the conservation area</i>
Early 19 th century polite redbrick house with a pantile hipped roof. Yorkshire sash timber joinery with flat brick lintels above. Modern extensions to the rear of the house. Detached outbuilding, also in redbrick and pantile to the rear.	

<i>Dovecote Inn</i>	<i>Positive building in the conservation area</i>
Early 19 th century Public House, former house, with associated agricultural buildings. The Public House is built of redbrick with a slate roof and the agricultural buildings with a pantile roof. Double and triple Yorkshire sash windows under a mix of segmental arch and soldier course. Three brick chimneys with brick oversail detail.	

<i>Twitchill Farm House</i>	<i>Positive building in the conservation area</i>
Late 19 th century Farmhouse and attached agricultural building. Redbrick farmhouse with plain clay tile roof and plain timber bargeboards. The agricultural buildings have a pantile roof. The adjoined building have been converted to residential use.	

Chapel lane

<i>Old Vicarage</i>	<i>Positive building in the conservation area</i>
19 th century with possible earlier remains. The dwelling is red brick with a slate roof, with a mixture of vertical sash and Yorkshire sash windows. The building is located opposite the chapel is the Old Vicarage Farm, which was given to Lord Manvers in part exchange when he built the new vicarage. This would have been the home of Revd. Martin and other former vicars before the new vicarage was built (High Street).	

<i>Laxton Methodist Chapel</i>	<i>Positive building in the conservation area</i>
The Chapel, redbrick and slate, had been built in 1802 as a Congregational Chapel but had been taken over by the Primitive Methodists by 1902. The building has been converted to a residential dwelling.	

The Bar

<i>Crosshill House</i>	<i>Positive building in the conservation area</i>
<p><i>Early 19th century house constructed on redbrick and pantile. Three-bay, two storey, 'L' planform with later additions. Timber sash windows with splayed stone lintels and cills. Three redbrick chimneys with brick oversail.</i></p> <p>Due to the topography of the site, the dwelling sits above the road behind a redbrick boundary wall.</p>	

<i>Bar Cottages</i>	<i>Positive building in the conservation area</i>
<p>Late 19th century semi-detached cottages, two-storeys with gabled detail to principal elevation. Constructed of redbrick and concrete tile. Red Brick string course at first floor and red and blue brick plinth and blue brick bands to gables. Red brick segmental arched lintels and stone cills with 20th century joinery. Central redbrick chimney with brick oversail detail.</p> <p>The cottages are set back into the site with long front gardens, set behind a redbrick boundary wall. To the rear of the site is a single storey redbrick outbuilding contemporary to the cottages.</p>	

<i>The Bar</i>	<i>Positive building in the conservation area</i>
<p>Red brick and pantile linear cottage perpendicular to the road. Two-storey with single-storey element. Red brick dog-toothed eaves detail. Central chimney stack with brick oversail. Brick segmental arch over the doorway. Window apertures to the principal elevation have been increased in size and non-traditional windows installed.</p>	

<i>The Bar Farmhouse</i>	<i>Grade II listed</i>
<p>Early 18th century farmhouse raised roof in 1783 and extended 2 bays (east) in the 19th Century. Red brick with pantile. 18th century section has stone and brick plinth and diaper work. Windows are mainly 19th and 20th century casements. The building is linear to the road with agricultural buildings located to the south and west.</p> <p>The agricultural building located to the south is single-storey buildings in 'U' planform, constructed in redbrick and pantile. The agricultural buildings are located to the west is single storey in 'L' planform, constructed in red brick and pantile.</p>	

<i>New Bar Farm and farm buildings</i>	<i>Grade II listed (threshing barn and adjoining pigeoncote) farmhouse and other buildings are positive buildings in the conservation area.</i>
<p>Early 19th century threshing barn, adjoining pigeoncote and stable. Red brick with stone dressing and pantile roof. The threshing barn has a pair of close-boarded doors with segmental head and strap hinges, flanked by single or paired diamond breather. Single bay pigeoncote, to north, has to east a casement and a stable door. Above, central square opening with wooden pigeonholes. Lower stable, to north, has to east a casement and a stable door. Above, to left, a square headed casement.</p> <p>To the north of the crew yard is a two-storey redbrick and clay tile, linear planform farmhouse. Attached to the east of the farmhouse is a single storey stable range, in a 'L' planform around the crew yard. Constructed on redbrick and pantile.</p>	

High Street

<i>Twitchill Cottage</i>	<i>Positive building in the conservation area</i>
<p>Early 19th century two and half-storey cottage with attached single-storey outbuildings. The cottage is constructed on redbrick with a plain clay tile roof. Architectural details suggest that the cottage was built in different phases. The northern section has a dog-toothed brick eaves detail. The cottage has four chimney stacks in total, with brick oversail detail. The windows are 21st century casements.</p> <p>The single storey outbuildings are redbrick and pantile, in an 'L' planform.</p>	

<i>Crosshill Farm</i>	<i>Positive building in the conservation area</i>
<p>Early 19th century two-storey farmhouse, three bays double-pile. The front section is constructed of red brick and slate, with the rear roofed in pantile. Large sash windows with side-lights with segmental heads.</p> <p>Agricultural buildings are located to the front of the site. these include a range of cartshed, stables and threshing barn, constructed of red brick and pantile.</p>	

<i>St Michael's Church</i>	<i>Grade I listed</i>
<p>Parish Church with 13th, 14th and 15th century phases. It was restored and partly rebuilt in 1859-60 by Hine and Evans, Nottingham based architects. Coursed square rubble and dressed stone with ashlar dressing, Slate roof. The church sits in an elevated position and the tower can be seen throughout the conservation area.</p>	

<i>Church Cottages</i>	<i>Positive building in the Conservation Area</i>
<p>A pair of early 19th century cottages, two storeys six-bays. Red brick in Flemish Garden wall bond with concrete tile roof. There are four chimneys with oversail detail. The cottage is set back from the road behind metal estate railings.</p>	

<i>Vicarage and adjoining service wing and stables</i>	<i>Grade II listed</i>
<p>A Vicarage built 1875 by John Birch for the Manvers family. Built in the Gothic revival style, red brick with ashlar dressing. Gabled and half hipped plain tile roof with diaper pattern. Property is set well back from the road, southwest of St Michael's Church. The diaper roof is visible from the Main Street. The service wing, including stable, coach house and pigeoncote.</p>	

<i>Church Farm</i>	<i>Positive building in the Conservation Area</i>
<p>One and half storey cottage perpendicular to the road. Constructed on red brick with ornamental arrow shaped clay tile with a central chimney stack. Timber sliding Yorkshire sliding with splayed stone lintels and cills.</p>	

<i>High Street Farm</i>	<i>Positive building in the Conservation Area</i>
<p>Two storey cottage, which has been subdivided into two dwellings in the early 20th century. The cottage returned to a single dwelling. The cottage is perpendicular the to the road, constructed of red brick and clay pantile. With brick dentiled eaves. The windows are modern timber casements with segmental brick arches on the ground floor and flat heads on the second floor.</p> <p>Associated agricultural building are located to the east of the cottage. These include a cartshed, which has partially been rebuilt. There is also a two storey building, both constructed of redbrick and pantile.</p>	

<i>Green Peace Cottage</i>	<i>Positive building in the Conservation Area</i>
<p>Two storey, three-bay cottage. Construction of red brick in Flemish bond and a concrete tile roof, two chimney stacks with a brick oversail detail. The cottage is behind a low brick boundary wall.</p>	

Laxton Post Office	<i>Positive building in the Conservation Area</i>
Two storey, linear cottage that is perpendicular to the road. The cottage has been rendered and has a pantile roof. Bay window to the front gable, a mix of modern windows and traditional Yorkshire sliding sash.	

School Farm	<i>Positive building in the Conservation Area</i>
Two storey, three bay farmhouse, with a one and half storey catslide outrigger. Constructed of redbrick in an English garden wall bond with a plain clay tile roof and three chimneys with brick oversail. Traditional Yorkshire sliding sash windows.	
Traditional red brick and pantile late 19 th century farm buildings located to the south.	

The School House	<i>Positive building in the Conservation Area</i>
Two storey, three bay house with a two-storey side extension and single front extension. Constructed of redbrick with a concrete tile roof. Some traditional Yorkshire sliding sash windows, the rest late 20 th century casements.	
Traditional red brick and pantile 19 th century farm buildings located to the south.	

Village Hall	<i>Grade II listed</i>
Late 19 th century, former school now village hall. Designed in the Gothick style, 3 bay, single storey. Red brick with ashlar dressing. Hipped pantile roof. Gothick casements. North elevation canted hipped bay window, stone plinth with slate roof. The windows are round headed casements. 20 th century flat roofed extensions to the rear.	

Ivy House Farm and outbuildings	<i>Grade II listed</i>
17 th century farmhouse refronted and extended in the mid-18 th century. Two and half storeys, four bays, 'L' plan, constructed of red brick and coursed squared rubble with dressed stone quoins and steep pitched 20 th century plain tile roof. The farmhouse has a mixture of stone and brick plinths. All the openings have segmental arches with a mixture of sashes and Yorkshire sashes.	
Barn and two adjoining stables dating to the late 18 th and 19 th century. The buildings are a mixture of both single and two-storey in height across 16 bays in a 'L' planform. The buildings are constructed of redbrick and pantile roof. The south gable has a tumbled coped detail with kneelers. The east and the west gable have pedimented brick detail. All the ground floor openings have brick segmental arch lintels.	

<i>Lilac Farmhouse, Stable and farm buildings</i>	<i>Grade II listed</i>
<p>Farmhouse dating to 1748, red brick with plain tile roof with a brick band at first floor. Two and half storey, 3 bays in an 'L' planform. Segmental brick heads with 20th century casements. Traditional Yorkshire sliding sash casements in the attic rooms and rear projection. West gable has the date '1748' depicted in darker bricks.</p> <p>Stable located to the front of the site dating to the 19th century. Single storey, three-bays. 19th century casement and two 20th century stable doors set under a single timber lintel.</p> <p>Two storey barn, stable and pigeoncote with stable located to the west of the farmhouse dating to 1760 and 19th century. Linear 6-bays constructed in red brick and pantile roofs. The south gable has the date '1760' depicted in darker bricks.</p>	

<i>Blacksmiths and Cherry Tree Farm</i>	<i>Positive building in the Conservation Area</i>
<p>Pair of two storey, three-bay cottages Red and yellow brick in Flemish brick bond to front elevation and slate roof. Three chimney stacks with brick oversail detail. Stone kneelers with coped gable detail. Brick segmental arched headers with traditional Yorkshire sliding sash windows. Attached single storey outbuildings to the rear.</p>	

<i>Home View Farmhouse and farm buildings</i>	<i>Home View – Positive building in the conservation area Threshing barn - Grade II listed</i>
<p>Farmhouse is red and yellow brick in Flemish brick bond with plain clay roof. Two and half storey, three bay, double pile house. Traditional Yorkshire sash windows throughout with brick segmental lintels.</p> <p>Late 18th century threshing barn, red brick concrete tile roof. The barn has been raised and partly re-roofed in the 19th century. East side has pair of central doors with timber lintel and elliptical relieving arch. West side has a similar central door. Later 19th century lean-to to the left and right.</p>	

Town End

<i>Toad Cottage</i>	<i>Positive building in the conservation area</i>
<p>Mid and late 19th century cottage, two storey, linear building, constructed of red brick and clay pantile roof. Four chimney stacks with brick oversail detail. South elevation has 6 over 6 timber sash windows with modern 21st century modern casement windows to the north elevation.</p>	

<i>Top Farm</i>	<i>Positive building in the conservation area</i>
<p>Late 18th century farmhouse. Two storey, gabled cross wing with a catslide. Red brick with areas of Flemish brick bond with red and yellow brick and a pantile roof. Timber casement windows under brick segmental arches.</p> <p>The associated traditional agricultural buildings are located to the south and east of the farmhouse. These are brick built with pantile roof. These include a large threshing barn, two storey store building and other single storey buildings set around a yard.</p>	

<i>Town End Farm</i>	<i>Positive building in the conservation area</i>
<p>Early 19th century, red brick and pantile hipped roofed farmhouse. 'L' plan form with two brick chimney stacks with brick oversail detail. Large 20th century timber windows.</p> <p>Red brick and pantile agricultural buildings located to the west of the farmhouse, including stables and threshing barn.</p>	

<i>Woodcutters and The Aviary</i>	<i>Positive building in the conservation area</i>
<p>Early 20th century, semi-detached cottages set back from the road. With single-storey outbuildings to the front, constructed in redbrick and plain tile.</p> <p>The cottages are constructed of a mix of render and exposed timber frame. Late 21st century casement windows and gabled dormer to the rear. Plain tile gabled roofs with two decorative chimney stacks.</p>	

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