



TRESWELL WITH COTTAM **CHARACTER ASSESSMENT**

March 2018

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APPENDIX 3 - Cottam Listed Buildings

APPENDIX 4 - Cottam Non-designated Heritage Assets

NB: Report should be printed and viewed in A3 format



1 INTRODUCTION

1 INTRODUCTION

Purpose of the assessment

1.1 Character assessments record the special qualities that give an area its sense of place and unique identity. They are widely recognised as useful tools, helping to aid the planning, design and management of future development in a particular locality.

1.2 The National Planning Policy Framework (NPPF) recognises the value of local distinctiveness and supports the use of characterisation studies, such as character assessments, to underpin and inform planning policy. Specifically, paragraph 58 of the NPPF states that:

'Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments: respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.'

1.3 This Character Assessment provides an overview of the key qualities and characteristics that define the Parish of Treswell with Cottam (Fig 1), with a particular focus on the parish's two main settlements; Treswell and Cottam. The Character Assessment has been prepared in support of a larger project – the production of the Treswell with Cottam Neighbourhood Plan. Once adopted, the Neighbourhood Plan will be used by Bassetlaw District Council when considering planning applications for development within the Neighbourhood Plan area.

1.4 The key role neighbourhood planning has in achieving high quality places and the importance of understanding local character and context to inform such plans is acknowledged in the government's planning practice guidance (Reference ID: 20-030-20140306), which states that:

'A Local or Neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities.'

1.5 This Character Assessment supports the design and character policies progressed within the Treswell with Cottam Neighbourhood Plan. It is intended to be used by developers, architects, designers, planners, and the local community to help to ensure that all future development and change in the parish is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the local area.

Assessment methodology

1.6 Recognising that the character of any settlement is formed by more than just the appearance of the buildings which occupy it, this Character Assessment considers a broad range of influences, including:

- Historical evolution of the parish settlements;
- Landscape setting;
- Structure, spacing and layout;
- Vegetation and planting;
- Townscape and built form;
- Landmarks;
- Views and vistas; and
- Streetscape.

1.7 While the primary objective of this assessment is to identify the qualities and positive characteristics of each of the settlements, where appropriate, existing development which fails to contribute positively to local character is also highlighted. The identification of negative forms of development ensures that a holistic assessment of the local character is presented. In addition, this approach can also help to identify opportunities where local character might be reinforced and enhanced.

1.8 In preparing this Character Assessment, the following approaches to understanding and documenting the distinct local character have been progressed:

- Desktop research, including:
 - Analysis of historic and recent maps;
 - Review of existing evidence, including the Bassetlaw Landscape Character Assessment (2009); and
 - Identification of designated and non-designated Heritage Assets.
- Detailed on-site survey of the village conducted by members of the Parish Council and other residents involved in the preparation of the Treswell with Cottam Neighbourhood Plan.
- Input and support from professional planning consultants and the reviewing of online guidance material such as Planning Aid England's Character Assessment resources.

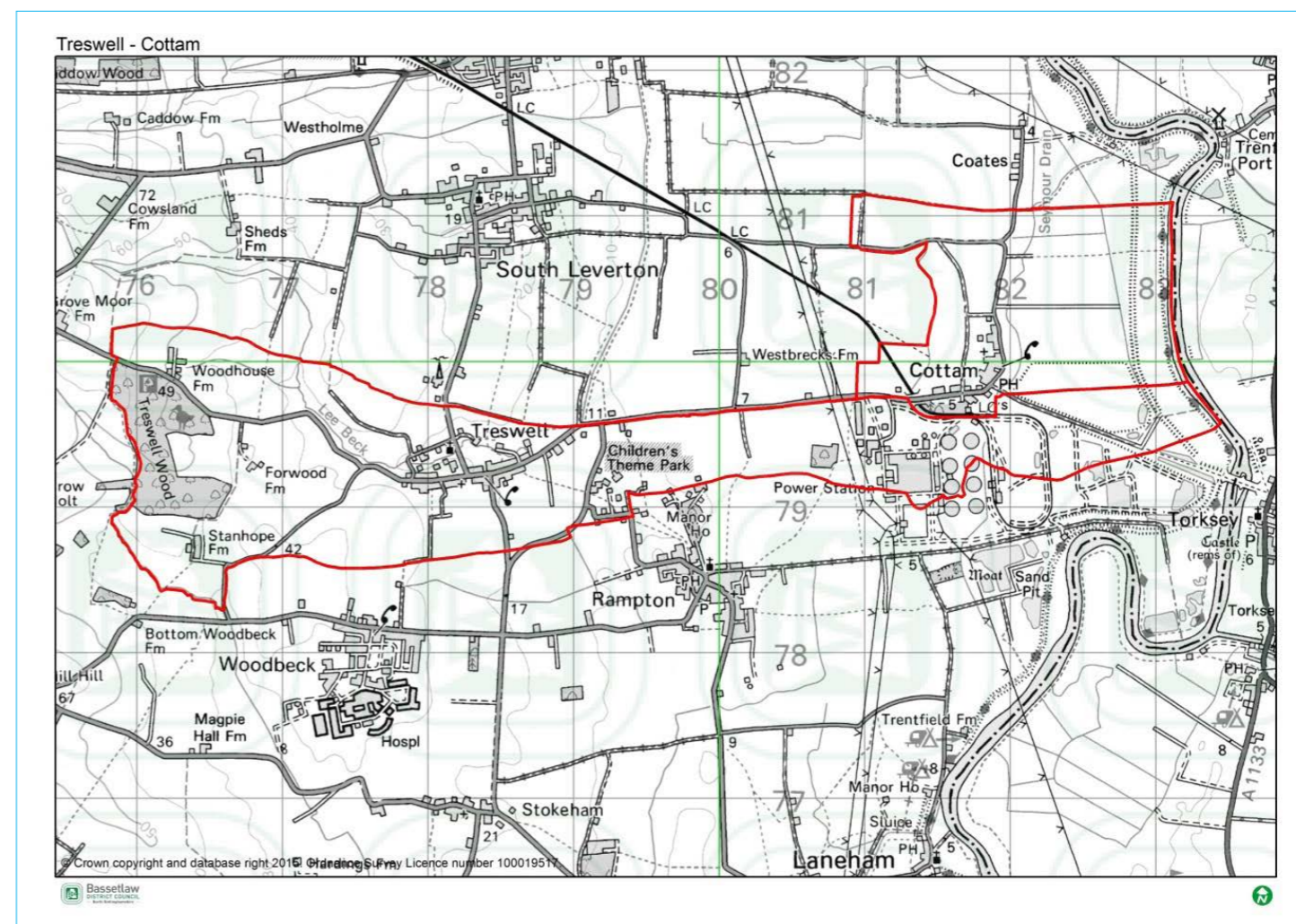


Fig 1: Treswell with Cottam Parish boundary map.



2 LANDSCAPE SETTING

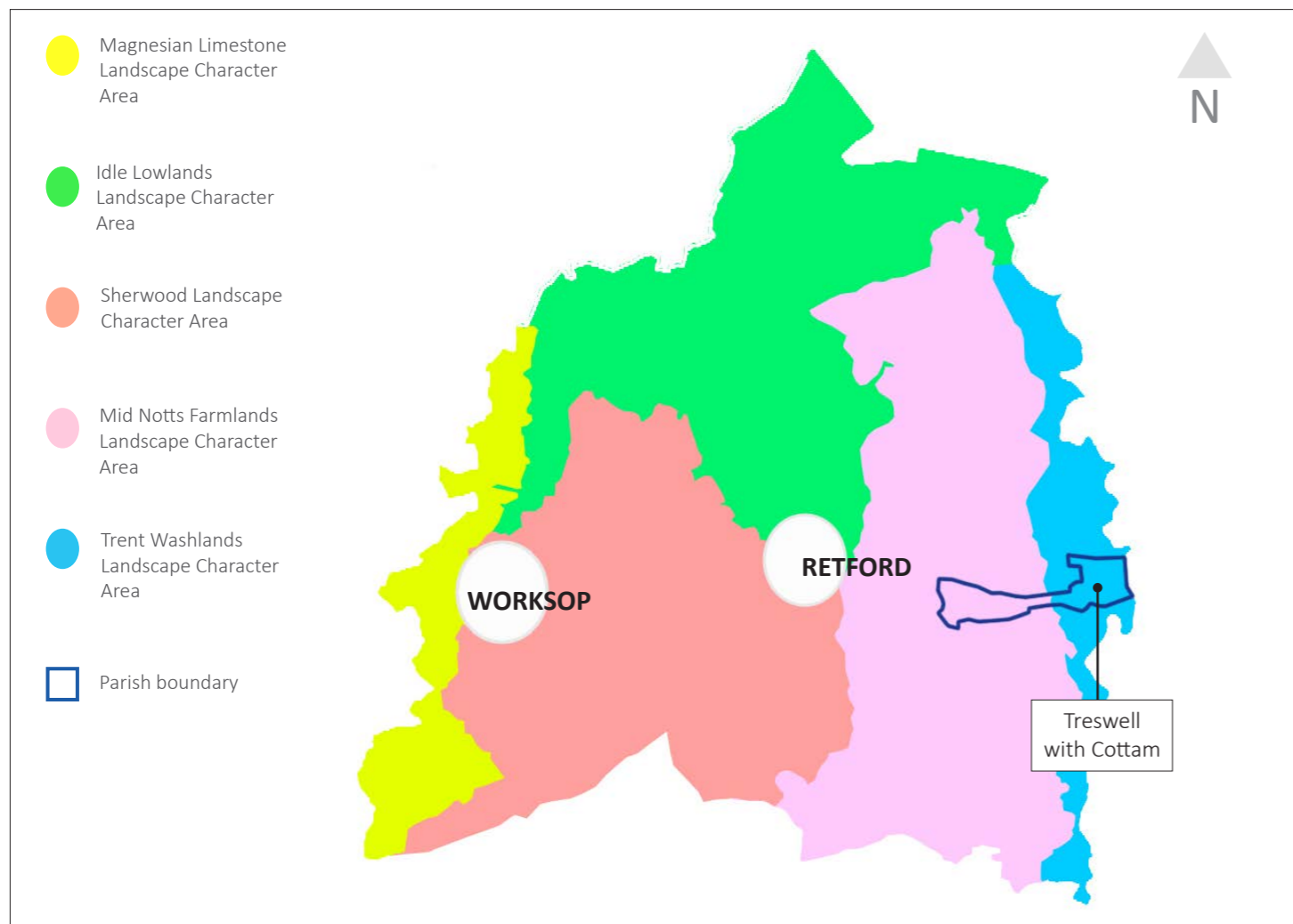


Fig 2: Treswell with Cottam spans the Mid Notts Farmlands and Trent Washlands LCAs, as detailed in the Bassetlaw LCA (2009).

2 LANDSCAPE SETTING

Bassetlaw Landscape Character Assessment

2.1 The Bassetlaw Landscape Character Assessment (BLCA), published in 2009, provides a detailed assessment of the special character and distinct qualities that shape the various landscape types found across the district. It identifies 5 different Landscape Character Areas (LCAs) within Bassetlaw, each with its own specific combination of characteristics and unique qualities. Of these areas, Treswell with Cottam extends across both the Mid Notts Farmlands LCA and Trent Washlands LCA (Fig 2). The Mid Notts Farmland LCA is an area of undulating landscape with a distinctively rural, agricultural character, which extends from the Sherwood region in the west to the lowlands of the Trent Washlands in the east. The Trent Washlands LCA is principally formed from the broad valleys of the River Trent, where arable cultivation now dominates large areas of the river corridors.

2.2 In order to provide a greater understanding of what makes the landscape within Bassetlaw locally distinctive, the LCA identifies a number of smaller Policy Zones within the 5 overarching Landscape Character Types. As illustrated at Fig 3, the Treswell with Cottam Parish area is split across 5 of these Policy Zones; MN04, MN06, TWPZ21, TWPZ22 and TWPZ48. An overview of the characteristics and qualities of each of these Policy Zones, erected from the Bassetlaw Landscape Character Assessment document, is provided in the following pages.

2.3 As demonstrated within these Policy Zone profiles, the landscape of Treswell within Cottam is generally one of very good condition and of moderate to high sensitivity, and resultingly, a strategy of conservation is endorsed for much of the parish area.

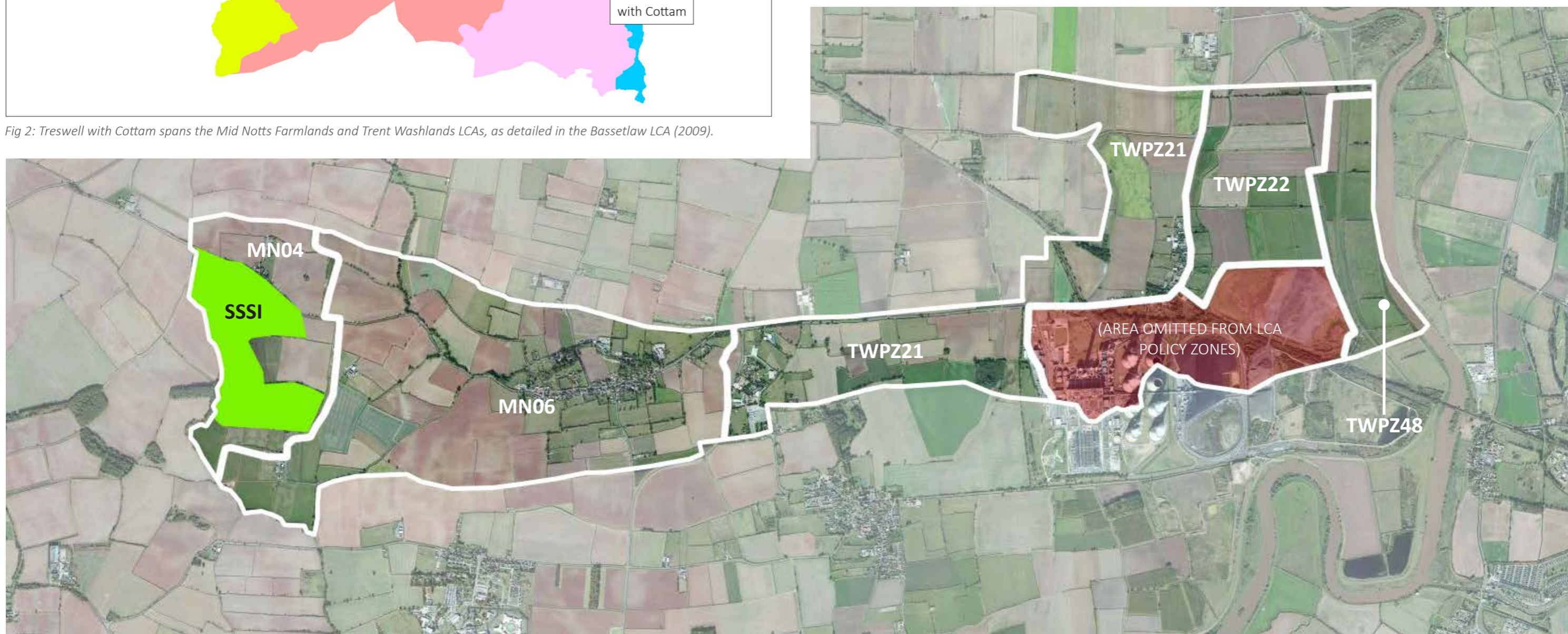



Fig 3: Treswell with Cottam Landscape Policy Zones (as defined in the Bassetlaw LCA) and Sites of Special Scientific Interest (SSSI).

Mid-Nottinghamshire Farmlands – Policy Zone 04: Claborough

<p>PHOTOGRAPH</p> 	<p>CONTEXT</p> <p>Policy Zone: MN PZ 04 Land Cover Parcel[s]: MN08, MN12, MN14, MN15, MN19</p> <p>Condition</p> <table border="1"> <tr> <td>Good</td> <td>REINFORCE</td> <td>CONSERVE & REINFORCE</td> <td>CONSERVE</td> </tr> <tr> <td>Moderate</td> <td>CREATE & REINFORCE</td> <td>CONSERVE & CREATE</td> <td>CONSERVE & RESTORE</td> </tr> <tr> <td>Poor</td> <td>CREATE</td> <td>RESTORE & CREATE</td> <td>RESTORE</td> </tr> </table>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESTORE & CREATE	RESTORE
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE										
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE										
Poor	CREATE	RESTORE & CREATE	RESTORE										
<p>CHARACTERISTIC FEATURES</p> <ul style="list-style-type: none"> Mixed agricultural landscape with strong hedgerow field boundaries; some outgrown. Good woodland cover. Settlement comprises hamlets and villages, predominantly of the local vernacular and includes a number of listed buildings. Many ecological designations; SSSIs and SINC. 	<table border="1"> <tr> <td></td> <td>Low</td> <td>Moderate</td> <td>High</td> </tr> <tr> <td></td> <td colspan="3" style="text-align: center;">Sensitivity</td> </tr> </table>		Low	Moderate	High		Sensitivity						
	Low	Moderate	High										
	Sensitivity												
<p>LANDSCAPE ANALYSIS</p>	<p>SUMMARY OF ANALYSIS</p>												
<p>Condition</p>	<p>Condition Very Good</p>												
<p>The landscape condition is very good. There is a unified pattern of elements with few detracting features; several radio masts, Ladywell Rise industrial park and the Doncaster to Newark and Sheffield to Lincoln railway lines. Overall this results in a strongly unified visual appearance.</p> <p>An intensive arable and pastoral landscape where the historic field pattern is evident, particularly in the west near to Retford. Fields are separated by strong hedgerows, mostly hawthorn, and interspersed with woodland/plantation blocks providing a good green infrastructure. Hedgerows have become outgrown among the smaller field network adjacent to Retford. Removal of field boundaries at the centre of the Policy Zone is apparent where fields are larger and irregularly shaped. Settlement comprises traditional hamlets, which appear to remain unchanged, and the villages of Claborough and Hayton, located at the western boundary, where newer development tends to reflect the local vernacular. A number of buildings throughout the area are listed. The overall cultural integrity is assessed as good.</p> <p>Numerous ecological designations covering a variety of habitats fall within the Policy Zone; 11 SSSIs/SINCs including ancient woodland, grassland, and 11 SINCs including grassland, woodland and hedgerows. Woodland unifies the Policy Zone and is mainly deciduous with oak and ash dominant in the south, birch and sycamore become more common further north. Ash and sycamore feature as hedgerow trees and occasional field oaks occur across the area. The ecological integrity is considered strong which gives a very strong habitat for wildlife/functional integrity. A strongly unified area with a very strong functional integrity gives a very good landscape condition overall.</p>	<p>Pattern of Elements: Unified</p> <p>Detracting Features: Few</p> <p>Visual Unity: Strongly Unified</p> <p>Ecological Integrity: Strong</p> <p>Cultural Integrity: Good</p> <p>Functional Integrity: Very Strong</p>												
<p>Sensitivity</p>	<p>Sensitivity High</p>												
<p>Features which give the area local distinctiveness are unique/rare of the Mid-Nottinghamshire Farmlands region and the continuity/time depth is historic [post 1600] resulting in a strong sense of place.</p> <p>Moderate visibility is afforded due to tree cover and landform which is assessed as apparent. A strong sense of place combined with moderate visibility results in high landscape sensitivity overall.</p>	<p>Distinctiveness: Unique/Rare</p> <p>Continuity: Historic</p> <p>Sense of Place: Strong</p> <p>Landform: Apparent</p> <p>Extent of Tree Cover: Intermittent</p> <p>Visibility: Moderate</p>												
<p>LANDSCAPE ACTIONS</p>	<p>LANDSCAPE ACTIONS</p>												
<p>Conserve Landscape Features</p> <ul style="list-style-type: none"> Conserve historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary. Seek opportunities to restore arable land to pasture. Conserve and enhance woodland/plantation blocks, seek to reinforce green infrastructure and habitat creation where appropriate. Conserve the biodiversity and setting of the designated SSSIs and SINCs, seek to enhance where appropriate. Conserve permanent, improved and unimproved pasture. <p>Built Features</p> <ul style="list-style-type: none"> Conserve the open rural character of the landscape by concentrating new development around the existing settlement of Hayton and Claborough at the western boundary of the Policy Zone and small scale development of appropriate design around existing hamlets. Conserve and respect the local brick built vernacular in any new development. Contain new development within existing field boundaries. 	<p>Conserve Landscape Features</p> <ul style="list-style-type: none"> Conserve the historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary. Seek opportunities to restore arable land to pasture. Conserve tree cover and landscape planting, enhance and reinforce where appropriate to increase green infrastructure throughout the Policy Zone. Conserve the biodiversity and setting of existing ecological designations including Ashton's Meadow [SSSI/SINC], seek to enhance where appropriate. Conserve areas of unimproved grassland. <p>Built Features</p> <ul style="list-style-type: none"> Enhance visual unity and soften built development through additional woodland and landscape planting; this applies to both the existing settlement of Treswell and South Leverton, and new development. Conserve the sparsely settled and open rural character of the landscape by concentrating new development of appropriate scale and design around the existing settlements of Treswell and South Leverton. Conserve and respect the local brick built vernacular in any new development. Contain new development within existing field boundaries. 												


Mid-Nottinghamshire Farmlands – Policy Zone 06: Treswell

<p>PHOTOGRAPH</p> 	<p>CONTEXT</p> <p>Policy Zone: MN PZ 06 Land Cover Parcel[s]: MN16</p> <p>Condition</p> <table border="1"> <tr> <td>Good</td> <td>REINFORCE</td> <td>CONSERVE & REINFORCE</td> <td>CONSERVE</td> </tr> <tr> <td>Moderate</td> <td>CREATE & REINFORCE</td> <td>CONSERVE & CREATE</td> <td>CONSERVE & RESTORE</td> </tr> <tr> <td>Poor</td> <td>CREATE</td> <td>RESTORE & CREATE</td> <td>RESTORE</td> </tr> </table>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESTORE & CREATE	RESTORE
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE										
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE										
Poor	CREATE	RESTORE & CREATE	RESTORE										
<p>CHARACTERISTIC FEATURES</p> <ul style="list-style-type: none"> Arable farmland with trimmed well maintained hedgerow field boundaries. Narrow hedged lanes. Traditional village of Treswell, includes listed buildings. Meadow areas including Ashton's Meadow [SSSI/SINC]. Generally low tree cover, although trees along the beck provide a sense of wooded views within a landscape that has no significant blocks of woodland. 	<table border="1"> <tr> <td></td> <td>Low</td> <td>Moderate</td> <td>High</td> </tr> <tr> <td></td> <td colspan="3" style="text-align: center;">Sensitivity</td> </tr> </table>		Low	Moderate	High		Sensitivity						
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<p>LANDSCAPE ANALYSIS</p>	<p>SUMMARY OF ANALYSIS</p>												
<p>Condition</p>	<p>Condition Very Good</p>												
<p>The landscape condition is very good and the pattern of elements coherent with few detracting features, namely a radio mast. Overall this gives a visually unified area.</p> <p>The landscape comprises mostly arable farmland with trimmed, well maintained hedgerows delineating fields, though some have been allowed to grow out. Hedgerow trees are more common in the south. Isolated areas of pasture are also apparent. The Policy Zone largely retains a rural character, the field pattern has generally been affected by hedgerow removal and lack of hedgerow management. Rationalisation of fields is most notable to the west of Treswell.</p> <p>Treswell is a traditional village encompassing several listed buildings. Recent development is evident which reflects the local vernacular, however some earlier development within the village is not traditional and dilutes the overall architectural vernacular slightly. There is also a small amount of recent development at South Leverton. Overall the cultural integrity is good.</p> <p>Within the Policy Zone an area of improved meadow is covered by SINC status, Ashton's Meadow is a designated SSSI and SINC. Tree cover is generally low throughout the area consisting of a wooded edge to the beck corridor [including Lee Beck] and limited tree planting near to Treswell, otherwise there are no areas or blocks of woodland within the Policy Zone. The ecological integrity is defined as moderate which overall gives a strong habitat for wildlife/functional integrity. A visually unified area combined with a strong functional integrity results in a very good landscape condition overall.</p>	<p>Pattern of Elements: Coherent</p> <p>Detracting Features: Few</p> <p>Visual Unity: Unified</p> <p>Ecological Integrity: Moderate</p> <p>Cultural Integrity: Good</p> <p>Functional Integrity: Strong</p>												
<p>Sensitivity</p>	<p>Sensitivity Moderate</p>												
<p>Features which give the area local distinctiveness are characteristic of the Mid-Nottinghamshire Farmlands region and the continuity/time depth is historic [post 1600] giving a moderate sense of place.</p> <p>Visibility is described as moderate and the landform apparent. A moderate sense of place with moderate visibility gives moderate landscape sensitivity overall.</p>	<p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of Place: Moderate</p> <p>Landform: Apparent</p> <p>Extent of Tree Cover: Intermittent</p> <p>Visibility: Moderate</p>												
<p>LANDSCAPE ACTIONS</p>	<p>LANDSCAPE ACTIONS</p>												
<p>Conserve Landscape Features</p> <ul style="list-style-type: none"> Conserve the historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary. Seek opportunities to restore arable land to pasture. Conserve tree cover and landscape planting, enhance and reinforce where appropriate to increase green infrastructure throughout the Policy Zone. Conserve the biodiversity and setting of existing ecological designations including Ashton's Meadow [SSSI/SINC], seek to enhance where appropriate. Conserve areas of unimproved grassland. <p>Built Features</p> <ul style="list-style-type: none"> Enhance visual unity and soften built development through additional woodland and landscape planting; this applies to both the existing settlement of Treswell and South Leverton, and new development. Conserve the sparsely settled and open rural character of the landscape by concentrating new development of appropriate scale and design around the existing settlements of Treswell and South Leverton. Conserve and respect the local brick built vernacular in any new development. Contain new development within existing field boundaries. 	<p>Conserve Landscape Features</p> <ul style="list-style-type: none"> Conserve the historic field pattern, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary. Seek opportunities to restore arable land to pasture. Conserve tree cover and landscape planting, enhance and reinforce where appropriate to increase green infrastructure throughout the Policy Zone. Conserve the biodiversity and setting of existing ecological designations including Ashton's Meadow [SSSI/SINC], seek to enhance where appropriate. Conserve areas of unimproved grassland. <p>Built Features</p> <ul style="list-style-type: none"> Enhance visual unity and soften built development through additional woodland and landscape planting; this applies to both the existing settlement of Treswell and South Leverton, and new development. Conserve the sparsely settled and open rural character of the landscape by concentrating new development of appropriate scale and design around the existing settlements of Treswell and South Leverton. Conserve and respect the local brick built vernacular in any new development. Contain new development within existing field boundaries. 												


TW PZ 21 Cottam, Rampton and Church Laneham Village Farmlands

<p>PHOTOGRAPH</p> 	<p>CONTEXT</p> <p>NCC Landscape Type: Village Farmlands Policy Zone: TW PZ 21 Landscape Character Parcel TW30</p> <p>Condition</p> <table border="1"> <tr> <td>Good</td> <td>REINFORCE</td> <td>CONSERVE & REINFORCE</td> <td>CONSERVE</td> </tr> <tr> <td>Moderate</td> <td>CREATE & REINFORCE</td> <td>CONSERVE & CREATE</td> <td>CONSERVE & RESTORE</td> </tr> <tr> <td>Poor</td> <td>CREATE</td> <td>RESTORE & CREATE</td> <td>RESTORE</td> </tr> </table>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESTORE & CREATE	RESTORE
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE										
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE										
Poor	CREATE	RESTORE & CREATE	RESTORE										
<p>CHARACTERISTIC VISUAL FEATURES</p> <ul style="list-style-type: none"> A predominantly large scale arable landscape Small scale pastoral landscape around Cottam, Rampton and Church Laneham Views dominated by power stations and pylons Well trimmed mature hedgerows to internal field boundaries, with trees Less well maintained road side hedges, with trees Nucleated villages characterised by red brick buildings and pantile roofed buildings to historic cores with newer development to the periphery. Limited small woodlands Long distance views north and south across open landscapes constrained by distance, long distance views east and west constrained by wooded ridge lines 	<p>Low Moderate High</p> <p style="text-align: center;">Sensitivity</p>												
<p>LANDSCAPE ANALYSIS</p> <p>Landscape Condition</p>	<p>SUMMARY OF ANALYSIS</p> <p>Condition Good</p>												
<p>Landscape Condition is defined as good. There is a coherent pattern of landscape elements with few detracting features within the PZ, the detractors include power lines and freight traffic on mineral lines. Overall this gives a visually unified area.</p> <p>The historic field pattern is intact around the villages of Rampton, Church Laneham and Cottam. Outside the villages some of the field boundaries shown on Sanderson's plan of 1835 are intact but intervening boundaries have been removed. The overall cultural integrity is described as variable</p> <p>There is very limited tree cover, mature trees are confined to the historic village cores and hedge lines rather than woodlands. There are two SINCS in the PZ designated for aquatic and bankside vegetation and neutral grassland. The ecological network is defined as moderate which combined with as variable cultural integrity gives a coherent habitat for wildlife/functional integrity. A visually unified area with a coherent habitat for wildlife/functional integrity gives a good landscape condition</p>	<p>Pattern of Elements: Coherent</p> <p>Detracting Features: Few</p> <p>Visual unity: Unified</p> <p>Cultural Integrity: Variable</p> <p>Ecological Integrity: Moderate</p> <p>Functional Integrity: Coherent</p>												
<p>Landscape Sensitivity</p>	<p>Sensitivity Moderate</p>												
<p>Landscape Sensitivity is defined as moderate. The features which give the area local distinctiveness are characteristic of the Trent Washlands and the continuity/time depth is described as historic (post 1600) which gives a moderate sense of place</p> <p>There are long distance views to more elevated wooded skylines to the east, long views to the north and south are constrained only by the effects of distance and riverside vegetation and hedgerows. The landform is insignificant and the limited tree cover/sense of enclosure which leads to a moderate visibility. A moderate sense of place with a moderate visibility leads to low landscape sensitivity</p>	<p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of Place: Moderate</p> <p>Landform: Insignificant</p> <p>Extent of Tree Cover: Open</p> <p>Visibility: Moderate</p>												
<p>LANDSCAPE ACTIONS – Conserve and Reinforce</p>	<p>Landscape Features</p> <ul style="list-style-type: none"> Conserve the traditional pattern of hedges, fields and pasture around Cottam, Rampton and Church Laneham Seek opportunities to recreate historic field boundaries where these have been lost Seek opportunities to restore arable land to permanent pasture/wet grassland Reinforce hedgerows where these are gappy and in poor condition particularly along road sides. Reinforce and strengthen the continuity of ecological diversity of stream and ditch corridors Conserve mature hedge lines along tracks, and promote measures for increasing existing tree cover. <p>Built Features</p> <ul style="list-style-type: none"> Conserve the rural character of the landscape by concentrating new development around the existing settlements of Cottam, Rampton and Church Laneham. Promote measures for reinforcing the traditional character of isolated farm buildings using vernacular building styles. Conserve historic field pattern by containing new small scale development within historic boundaries, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary. Conserve and respect the local vernacular of red brick and pantile roof construction in any new development. Promote sensitive design and setting of new agricultural buildings. 												

TW PZ 22 Cottam River Meadowlands

<p>PHOTOGRAPH</p> 	<p>CONTEXT</p> <p>NCC Landscape Type - River Meadowlands Policy Zone: TW PZ 22 Landscape Character Parcel TW31</p> <p>Condition</p> <table border="1"> <tr> <td>Good</td> <td>REINFORCE</td> <td>CONSERVE & REINFORCE</td> <td>CONSERVE</td> </tr> <tr> <td>Moderate</td> <td>CREATE & REINFORCE</td> <td>CONSERVE & CREATE</td> <td>CONSERVE & RESTORE</td> </tr> <tr> <td>Poor</td> <td>CREATE</td> <td>RESTORE & CREATE</td> <td>RESTORE</td> </tr> </table>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESTORE & CREATE	RESTORE
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE										
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE										
Poor	CREATE	RESTORE & CREATE	RESTORE										
<p>CHARACTERISTIC VISUAL FEATURES</p> <ul style="list-style-type: none"> This is a flat landscape composed of arable fields to the west and pasture fields along the course of the River Trent and to the south Views are dominated by Cottam power station Mature trees are confined to the riverside and wetland areas and the hedgerows of pasture fields in particular Areas of scrub and aquatic vegetation close to the river There are long distance views along the River Trent to the North and South, views are bounded by elevated wooded ridgelines to the east The PZ is largely uninhabited except for isolated properties on the fringes of Cottam village 	<p>Low Moderate High</p> <p style="text-align: center;">Sensitivity</p>												
<p>LANDSCAPE ANALYSIS</p> <p>Landscape Condition</p>	<p>SUMMARY OF ANALYSIS</p> <p>Condition Good</p>												
<p>Landscape condition is defined as good. There is a coherent pattern of landscape elements with few detracting features within the PZ. The detractors include power station infrastructure and pylons. Overall this gives a visually unified area.</p> <p>The overall cultural integrity is defined as variable. There is moderate tree cover which consists mainly of bands of riverside vegetation There are 2 SINC sites within the PZ designated for their aquatic interest. The integrity of the ecological network is defined as moderate, which together with a variable cultural integrity gives a coherent habitat for wildlife / functional integrity.</p> <p>A visually unified area with a coherent functional integrity/ habitat for wildlife gives a good landscape condition</p>	<p>Pattern of Elements: Coherent</p> <p>Detracting Features: Few</p> <p>Visual Unity: Unified</p> <p>Cultural Integrity: Variable</p> <p>Ecological Integrity: Moderate</p> <p>Functional Integrity: Coherent</p>												
<p>Landscape Sensitivity</p>	<p>Sensitivity Moderate</p>												
<p>Landscape sensitivity is defined as moderate. The features which give the area its local distinctiveness are characteristic of the Trent Washlands and the continuity/time depth is described as historic (post 1600) which gives a moderate sense of place.</p> <p>Cottam power station dominates the views in this LCP. There are long distance views to more elevated wooded skylines to the east, and long views to the north and south contained by the effects of distance and riverside vegetation and hedgerows. The landform is insignificant and the limited tree cover/sense of enclosure leads to a moderate visibility</p> <p>A moderate sense of place with a moderate visibility leads to a landscape of moderate landscape sensitivity</p>	<p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of place: Moderate</p> <p>Extent of Tree Cover: Open</p> <p>Landform: Insignificant</p> <p>Visibility: Moderate</p>												
<p>LANDSCAPE ACTIONS - Conserve and Reinforce</p>	<p>Landscape Features</p> <ul style="list-style-type: none"> Conserve the traditional historic pattern of hedges, and fields. Conserve permanent grazing pasture close to the River Trent. Conserve mature trees to the rivers edge. Seek opportunities to recreate historic field boundaries where these have been lost. Seek opportunities to restore arable land to permanent pasture/ wet grassland. Reinforce hedgerows where these are gappy and in poor condition particularly around arable fields. Reinforce and strengthen the continuity and ecological diversity of stream and ditch corridors. Conserve and enhance the pattern and special features of meadowland hedgerows. <p>Built Features</p> <ul style="list-style-type: none"> Conserve the sparsely settled rural character of the landscape by concentrating new development around the existing settlement of Cottam. Promote measures for reinforcing the traditional character of isolated farm buildings using vernacular building styles. Conserve historic field pattern by containing new small scale development within historic boundaries, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary. Conserve and respect the local vernacular of red brick and pantile roof construction in any new development. Promote sensitive design and setting of new agricultural buildings. 												

TW PZ 48 Littleborough River Meadowlands

<p>PHOTOGRAPH –</p> 	<p>CONTEXT</p> <p>NCC Landscape SubType: River Meadowlands Policy Zone: TW PZ 48 Landscape Character Parcel: TW 31</p> <p>Condition</p> <table border="1" data-bbox="964 294 1335 493"> <tr> <td>Good</td> <td>REINFORCE</td> <td>CONSERVE & REINFORCE</td> <td>CONSERVE</td> </tr> <tr> <td>Moderate</td> <td>CREATE & REINFORCE</td> <td>CONSERVE & CREATE</td> <td>CONSERVE & RESTORE</td> </tr> <tr> <td>Poor</td> <td>CREATE</td> <td>RESTORE & CREATE</td> <td>RESTORE</td> </tr> </table> <p style="text-align: center;">Low Moderate High</p> <p style="text-align: center;">Sensitivity</p> <p>NB: Where one criterion is 'very good' this pushes the policy description into the next highest category.</p>	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE	Poor	CREATE	RESTORE & CREATE	RESTORE
Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE										
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE										
Poor	CREATE	RESTORE & CREATE	RESTORE										
<p>CHARACTERISTIC VISUAL FEATURES</p> <ul style="list-style-type: none"> • Flat topography • A narrow swathe of improved and unimproved pasture following the course of the River Trent • Willows and scrubby riparian vegetation associated with watercourses • Well maintained, bushy, Hawthorn hedgerows with Willow and Ash hedgerow trees • Grass flood bank <p>LANDSCAPE ANALYSIS</p> <p>Landscape Condition</p>	<p>SUMMARY OF ANALYSIS</p> <p>Condition Very Good</p> <p>Pattern of Elements: Unified</p> <p>Detracting Features: Few</p> <p>Visual Unity: Strongly Unified</p> <p>Ecological Integrity: Moderate</p> <p>Cultural Integrity: Good</p> <p>Functional Integrity: Strong</p>												
<p>The overall condition of this landscape is defined as very good.</p> <p>The pattern of landscape elements is unified. The area has few detracting features. The Cottam Power Station is visible to the far south, outside the Policy Zone area. Overall this is a strongly visually unified area</p> <p>The historic field pattern is still evident therefore the cultural integrity is good. Although the area has no SINC designations the trees, improved and unimproved pasture, and riparian vegetation provide a moderate network of wildlife habitats.</p> <p>A moderate network for wildlife and a good cultural integrity leads to a strong functional integrity / habitat for wildlife. An area that is strongly visually unified with a strong functional integrity / habitat for wildlife has a very good landscape condition.</p> <p>Landscape Sensitivity</p>	<p>Sensitivity Moderate</p> <p>Distinctiveness: Characteristic</p> <p>Continuity: Historic</p> <p>Sense of Place: Moderate</p> <p>Landform: Apparent</p> <p>Extent of Tree Cover: Intermittent</p> <p>Visibility: Moderate</p>												
<p>Landscape sensitivity is defined as moderate.</p> <p>The historic field pattern is still evident. The grass bunds have protected the area from the encroachment of arable farmland to the west. The features which give the area its local distinctiveness are characteristic of the Trent Washlands RCA and the continuity / time depth is historic (post 1600). The area has a moderate sense of place.</p> <p>There are open views to the north and east. The views to the west are slightly contained by the flood bank. To the south, the views are enclosed by Torksey village and Cottam Power Station. The landform is apparent and has intermittent tree cover which leads to moderate visibility of the area from outside the PZ.</p> <p>A moderate sense of place with a moderate degree of visibility leads to a moderate landscape sensitivity.</p> <p>LANDSCAPE ACTIONS - Conserve</p>													
<p>LANDSCAPE ACTIONS - Conserve</p> <p>Landscape Features</p> <ul style="list-style-type: none"> • Promote measures for enhancing the ecological diversity of alluvial grasslands. • Conserve pastoral character and promote measures for enhancing the ecological diversity of alluvial grasslands • Conserve and enhance river channel diversity and marginal riverside vegetation • Conserve pollarded Willows and seek opportunities to re-pollard Willows to maintain the traditional riparian character of the landscape • Seek opportunities to re-create historic field boundaries • Seek opportunities to convert arable land to permanent pasture • Conserve and enhance the pattern and special features of meadowland hedgerows • Conserve and strengthen the simple unity and sparsely settled character of the landscape <p>Built Features</p> <ul style="list-style-type: none"> • Promote measures for reinforcing the traditional character of isolated farm buildings using vernacular building styles. • Conserve historic field pattern by containing new small scale development within historic boundaries, maintain existing hedgerows, restore and reinforce poor hedgerow boundaries where necessary. • Conserve and respect the local vernacular of red brick and pantile roof construction in any new development. 													

Influence of Cottam Power Station

2.4 In 1958 the construction of Cottam power station, which is immediately to the south of Cottam dramatically changed the landscape of the Plan area. Power stations now dominate the skyline as there is also West Burton Power Station outside the Plan area to the North. The impact of these power stations is not just in their over-bearing scale and dominance, but also in the impact of the web of pylons and power lines that take electricity to the rest of the country, all of which have adversely impacted upon the visual quality of the parish landscape. This adverse impact is most acute in and around Cottam (Fig 4), which is completely overwhelmed by the expansive and towering character of the power station that is positioned right on the village's doorstep.



Fig 4: Cottam Power Station looms over Cottam and is a dominant feature in many views from across the Parish.

Village Approaches

2.5 Treswell has four principal vehicular approach roads; the approach from Cottam heading west, the approach from South Leverton heading South, the approach from Grove heading east and the approach heading from Laneham Road heading North. Cottam has two vehicular routes one from Treswell heading east and the other from Coates heading south.

2.6 Each approach road has its own distinct qualities and characteristics in terms of both alignment (straight or curved), and edging (grass verges, hedgerows, trees, canal buildings, etc), and these variations influence how the village unveils itself to the approaching road-user, with each approach offering a differing first impression of the settlement. The arrival into both villages is marked by an attractive village sign (Fig 5).

2.7 Each of the four approaches into Treswell are generally well managed and aesthetically pleasing, with planting and vegetation lining the roadside (Fig 6) and helping to facilitate a smooth transition from the outer rural landscape setting into the village context. The northern approach from New Road into Treswell passes the Grade I listed church, Lee Beck and the heavily wooded area around the churchyard, making this a particularly attractive and characterful gateway into the settlement.

2.8 The western approach into Cottam from Treswell cuts through an open, expansive agricultural landscape, beyond which the skyline



Fig 5: The entrances to both Treswell and Cottam display bespoke village signs.



Fig 6: Treswell and Cottam both benefit from particularly verdant, relatively development-free approaches into the village.

over Cottam is dominated by the substantial form of the power station chimneys, as well as several towering electricity pylons that puncture the horizon. Towards the entrance to the village these large structures become less prominent, with bands of mature roadside planting (Fig 7) doing a reasonably effective job of screening much of the power station, though partial views of the chimney tops are typically constantly available.

2.9 The northern approach into Cottam is similarly dominated by views of the power station (Fig 8), but as one moves closer to the village, the visual impact of these built forms tends to lessen, with the screening capabilities of the roadside planting and the buildings that line Town Street coming into effect.

Village Edges

2.10 At Treswell the edges of the settlement have been managed in a manner which generally respects and responds to its rural setting, with hedgerows and tree planting helping the village merge gently into the surrounding landscape, with only intermittent views of the built environment (Fig 9 and 10). This is particularly evident when driving south along New Road into the village as it is well screened by either high hedgerows or mature trees. The same is present when driving into the village from Grove.

2.12 Cottam has a soft-edge, and is well screened by trees hedgerows from the surrounding countryside, and consequently, the village makes very little visual impact on the wider landscape (Fig 11). However, the large power station provides a dominating structure on the landscape, which no amount of strategic planting and landscaping can screen.



Fig 7: Mature trees edge and enhance the western approach into Cottam, where they help to minimise the visual impact of Cottam Power Station, which is partially screened by these rows of planting.



Fig 10: Treswell nestles behind a constant band of greenery in views from Cocking Lane to the south



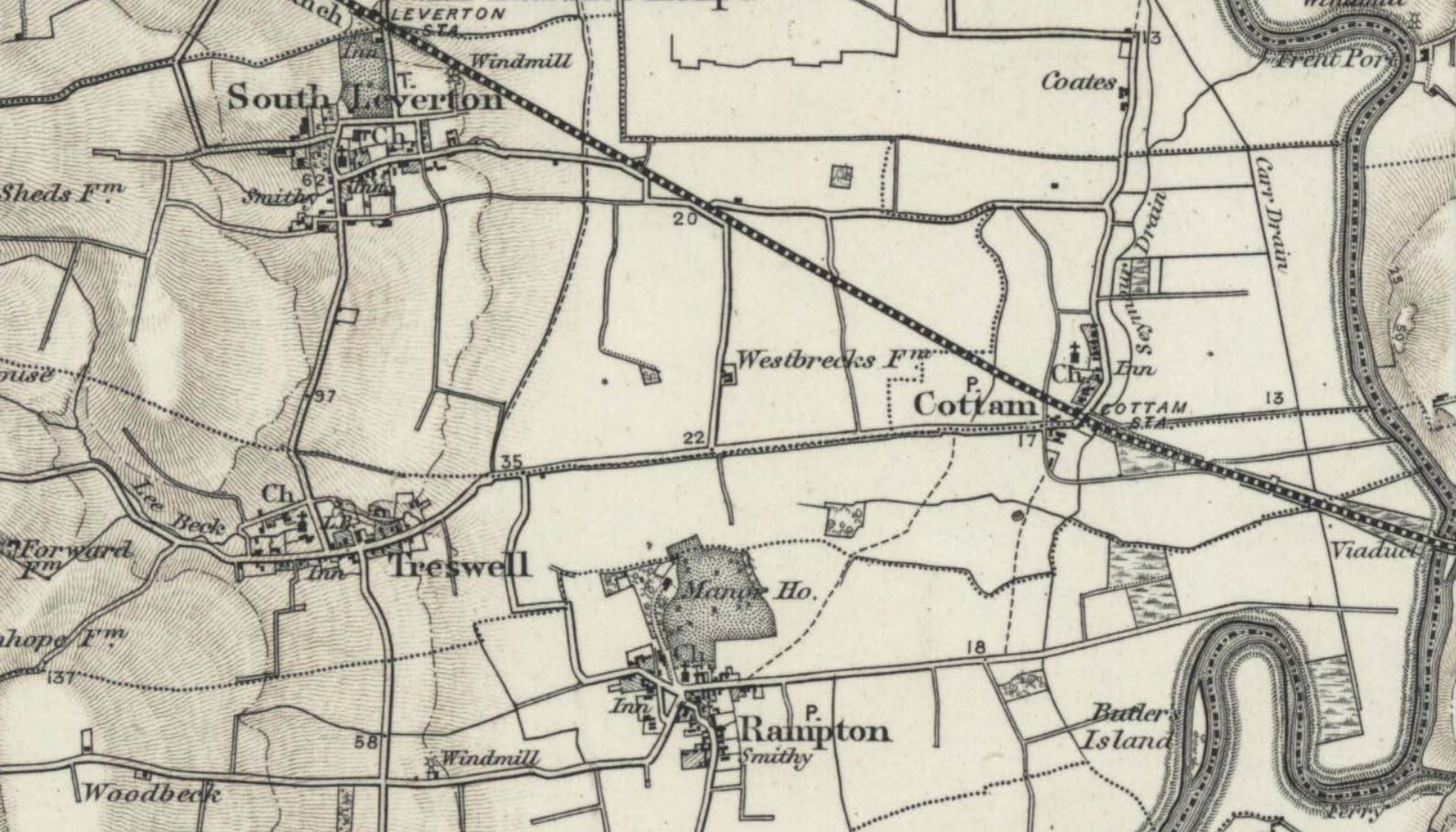
Fig 8: Mature trees edge and enhance the western approach into Cottam, where they help to minimise the visual impact of Cottam Power Station, which is partially screened by these rows of planting.



Fig 11: Setting aside the obvious substantial visual impact of the power station, Cottam is generally very well integrated into the wider landscape setting, as demonstrated by this view from Broad Lane.



Fig 9: Looking towards Treswell from Leverton Road to the north, the village presents a soft, green edge, through which views of built forms are limited aside from the pleasing emergence of the church tower above the tree canopies.



3 HISTORIC DEVELOPMENT

3 HISTORIC DEVELOPMENT

The evolution of Treswell with Cottam

3.1 The maps provided across Fig 12- 21 visually communicate the degree of change Treswell with Cottam has experienced between the late 1800s and today.

3.2 Fig 12 and 13 provide a comparison of how the landscape setting of these two settlements has changed between 1899 and the present day. Undoubtedly the most dramatic change in the parish landscape over this period was the development of the Cottam power stations. Positioned to the immediate south of Cottam, it comprises two individual power stations; a larger, coal-fired one commissioned in 1969, and a smaller, combined cycle plant commissioned more recently in 1999. Together, these power stations completely transformed the local landscape, replacing undeveloped, agricultural land with an imposing, expansive development, which dominates landscape views for miles around.

3.3 Though much less significant in terms of impact on the parish landscape character, the other notable development to have emerged outside of the defined settlement boundaries is the Sundown Adventureland Theme Park. This adventure park lies between Rampton and Treswell. Hedgerow planting and other landscaping measures have been progressed in an attempt to minimise the visual impact of the theme park on the adjoining rural setting. However, these mitigation measures have only been partially successful with more recent additions to the site appearing rather exposed and stark in views from the surrounding landscape.

3.4 Aside from the emergence of Cottam power stations and Sundown Adventureland Theme Park, the landscape that encloses the villages of Treswell and Cottam has remained largely true to the rural, undeveloped, agriculture-orientated landscape shown in the 1899 map at Fig 12.

3.5 Taking a more detailed look at the two individual settlements of Treswell and Cottam (Fig 14- 21), we can see that both villages have retained a fairly consistent and familiar village footprint from the 1800s until the present day.

3.6 Across the last 130 years, Treswell has grown in a very gradual, piecemeal manner that has respected and responded positively to the village's distinct linear layout. Between 1884 and the present day, new development has typically been positioned along the main road network, either on infill sites between existing properties, or at the villages outer edges in the form of ribbon development, such as at Cocking Lane. The only exception to this development pattern has been the enlargement of several farms and the introduction of more substantial agricultural structures in various locations around the village edges.

3.7 Cottam appears practically unchanged from 1884 to 1947. Since 1947 and up to the present day, it has accommodated only modest levels of new development, which has been delivered in the form of roadside ribbon development (see land to the west of Overcoat Lane) and infill and backland development along the western edge of Tower Street, creating a slightly more dense and developed edge to the villages central spine. Aside from the introduction of new built forms between 1884 to the present day, the other notable change in the maps shown across Fig 18- 21 is the disappearance of the railway in the 2017 map, with the line, which once bisected Cottam at its southern end having, been closed in 1959.

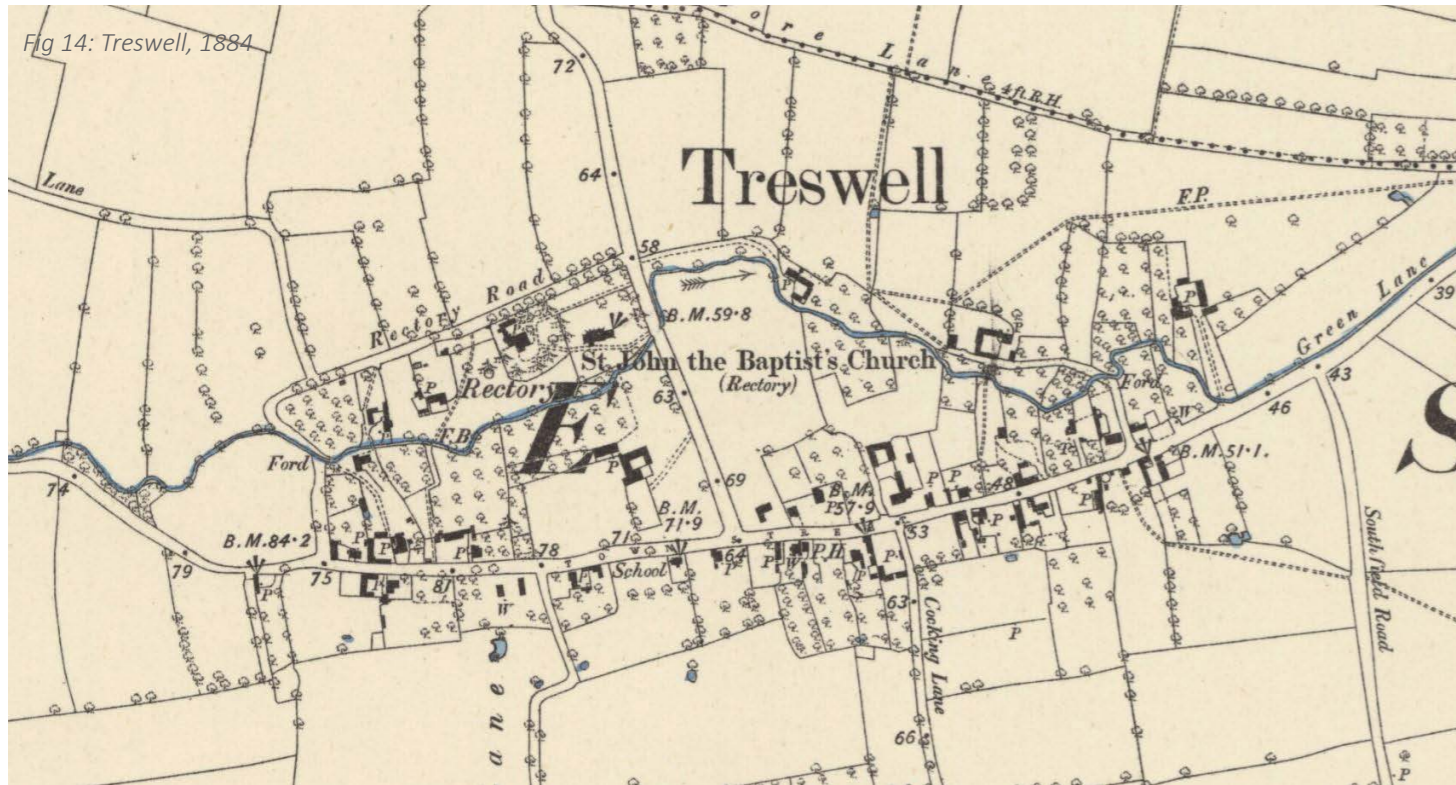
3.8 Importantly, both Treswell and Cottam have managed to retain a sizeable portion of the building stock that can be seen in the 1884 maps, and subsequently, today both settlements enjoy a rich historic built fabric, and accommodate numerous heritage assets.



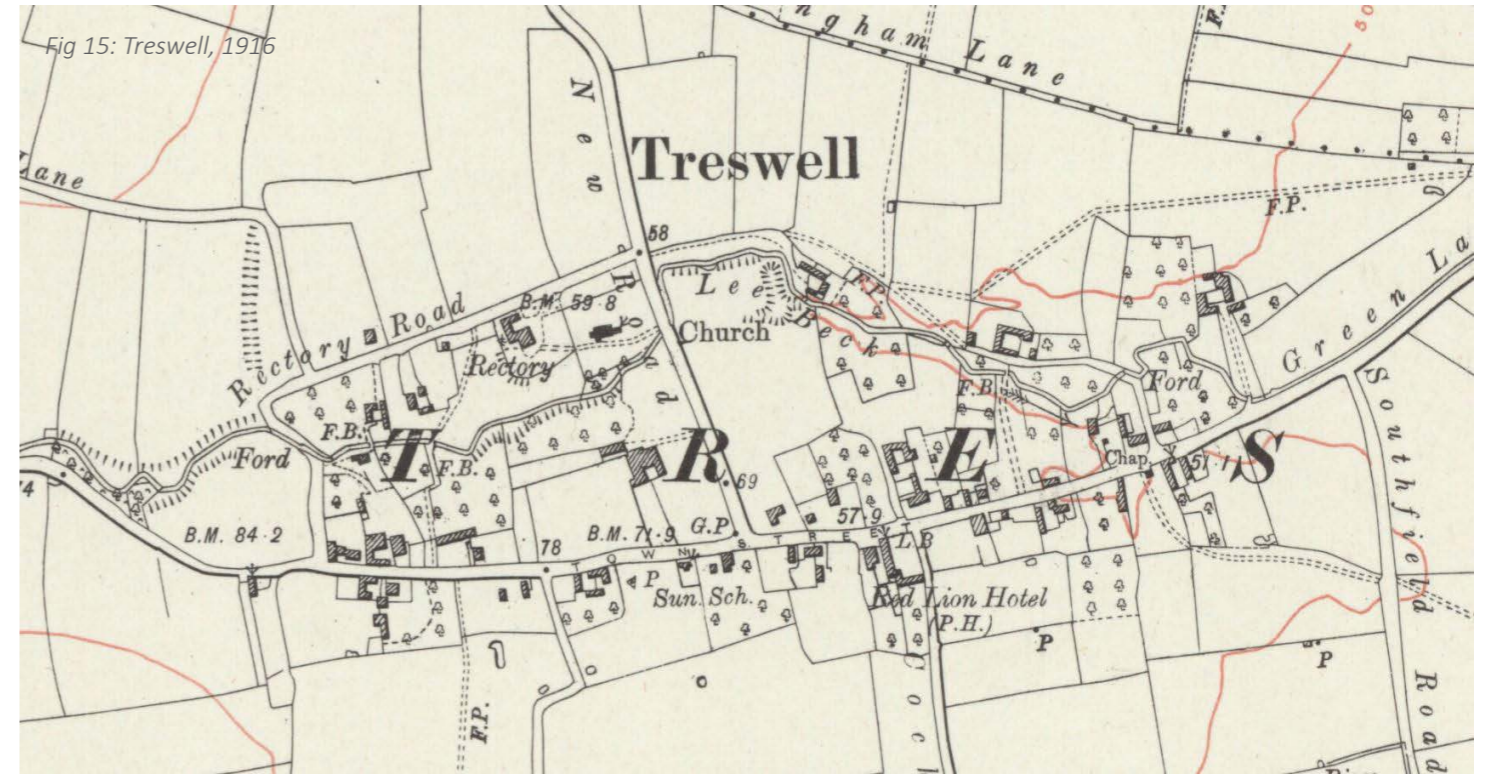
Fig 12: Treswell with Cottam, 1899



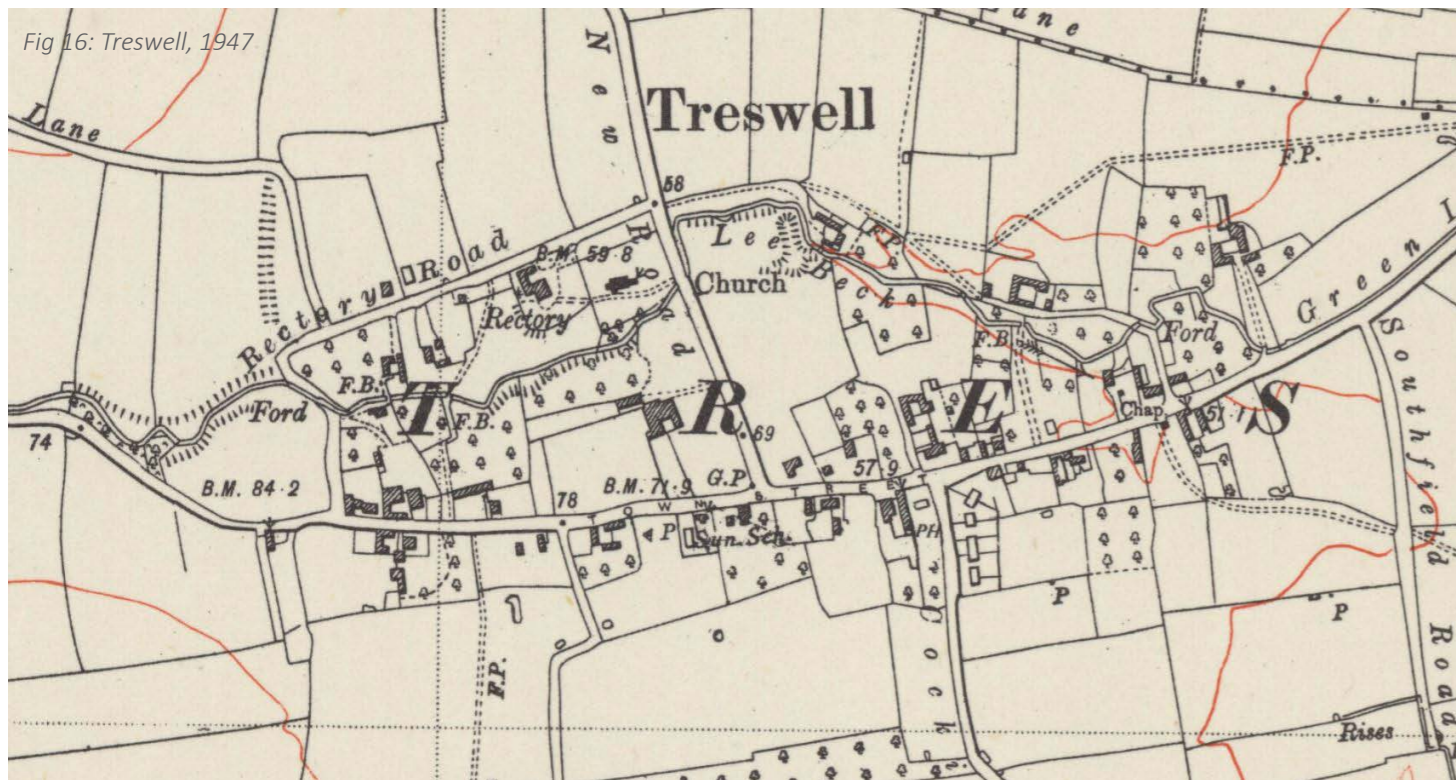
Fig 13: Treswell with Cottam, 2017



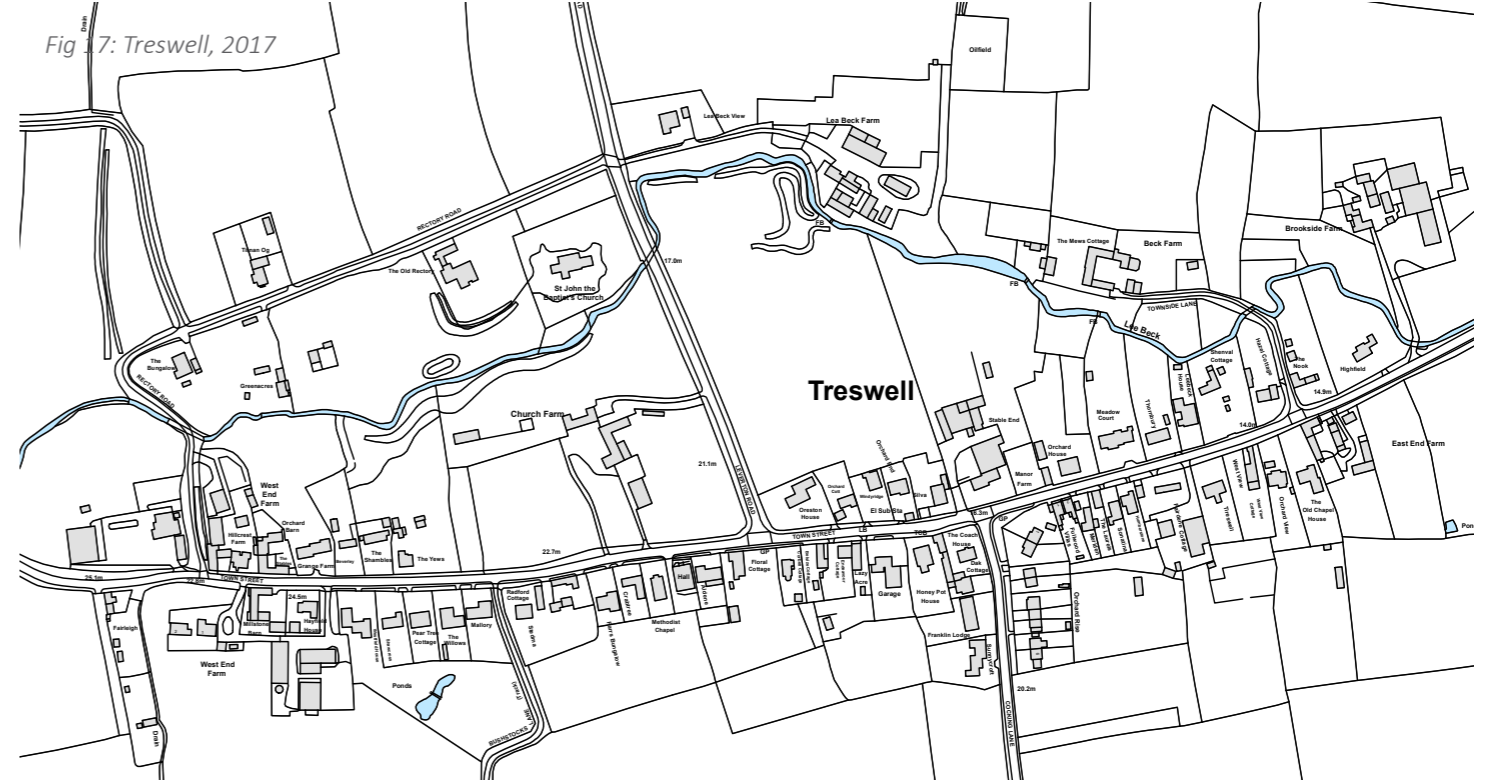
1884



1916

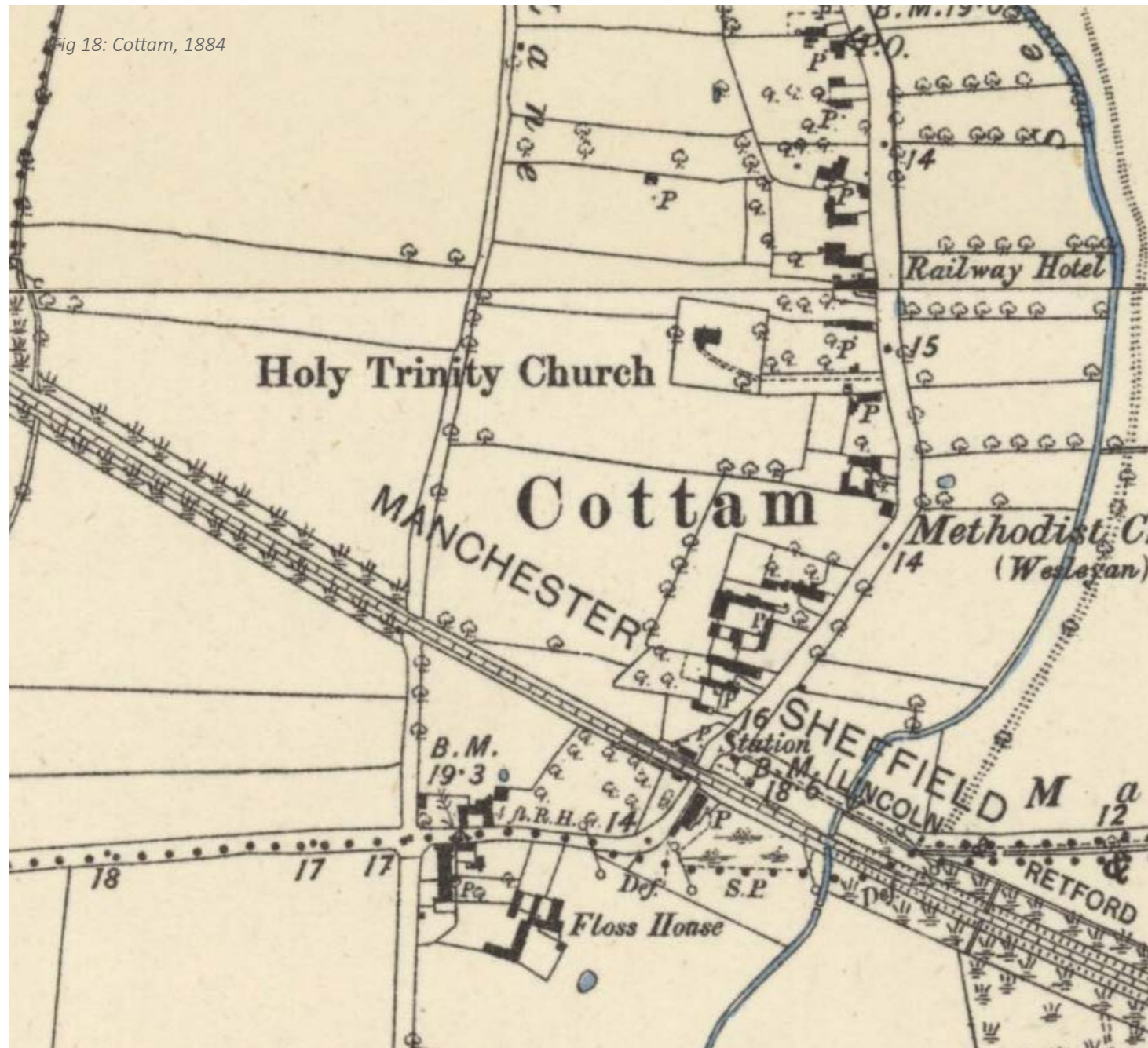


1947



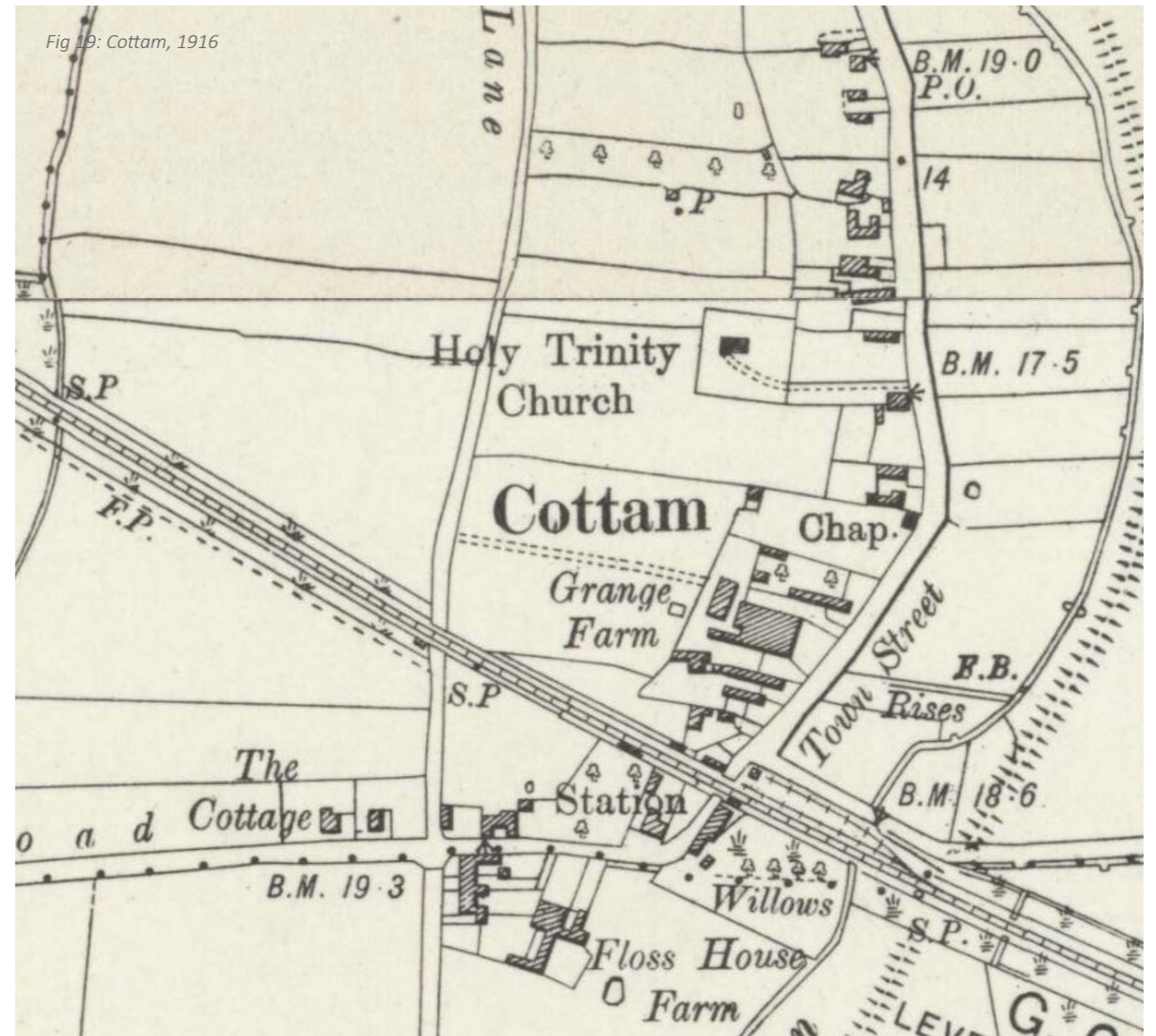
2017

Fig 18: Cottam, 1884



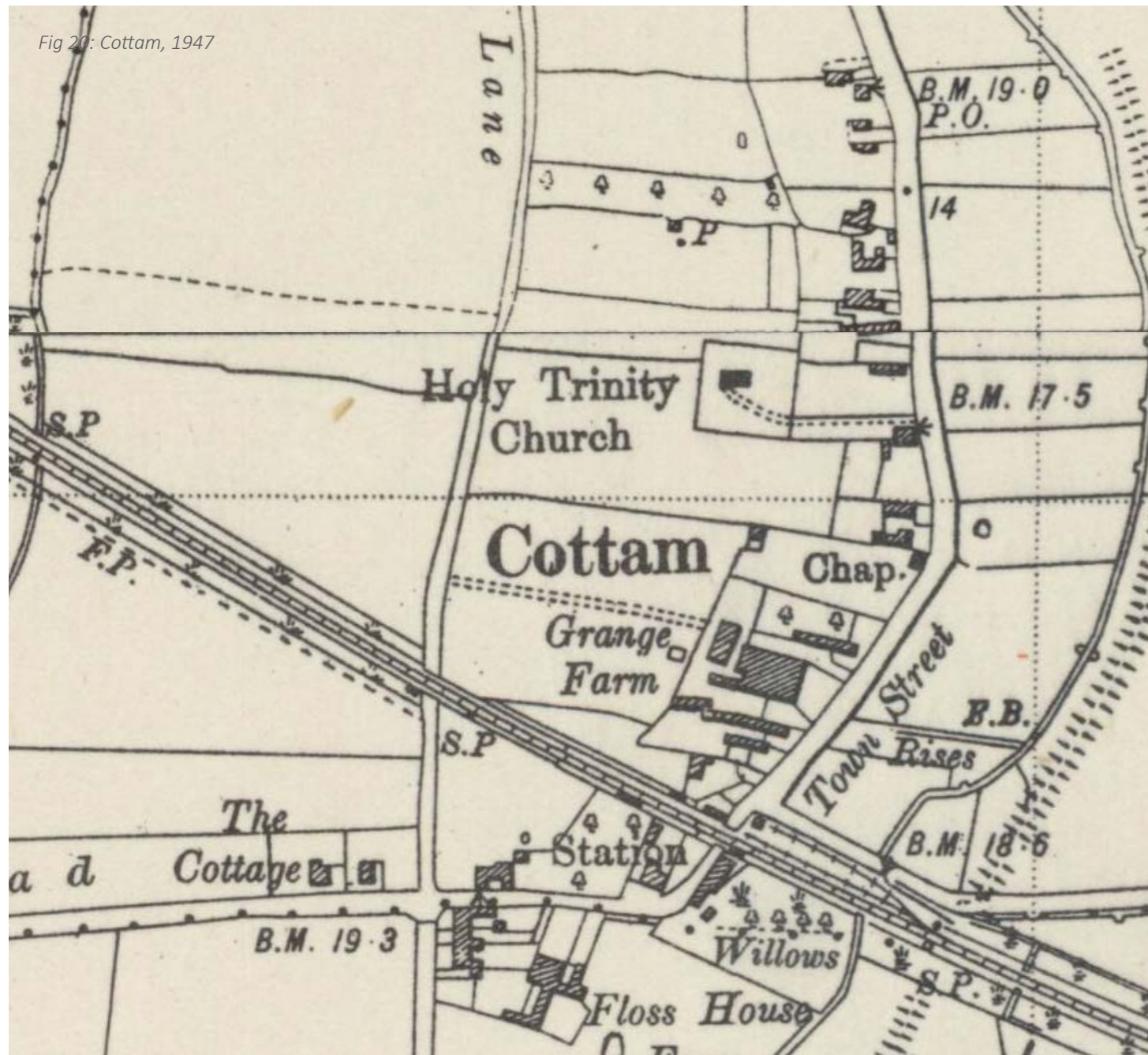
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Fig 19: Cottam, 1916



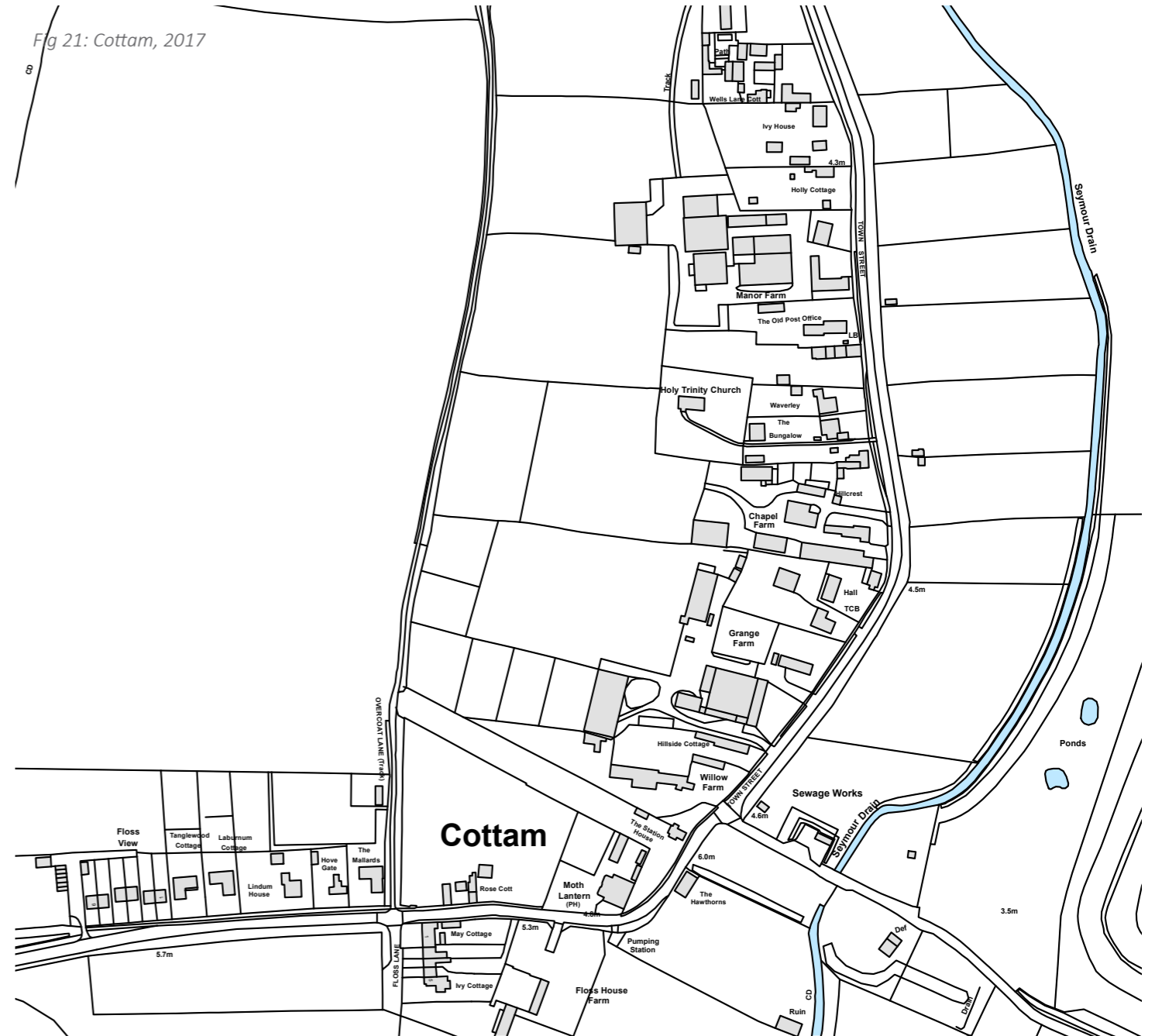
1916

Fig 20: Cottam, 1947



1947

Fig 21: Cottam, 2017



2017

Areas of Archaeological Interest

3.8 Recognising the overall high potential for the survival of below-ground archaeology in certain parts of both Treswell and Cottam, Bassetlaw District Council has identified a number of areas within the parish as Areas of Archaeological Interest.

3.9 At Treswell, much of the village falls under this designation, with a particular focus on the historic core to the north of Town Street. Similarly, much of Cottam is also earmarked as an Area of Archaeological Interest, with the landscape to the north of the village also being subject to this designation.

3.10 The map at Fig 22 shows the location and extents of each of the Areas of Archaeological Interest within the parish.

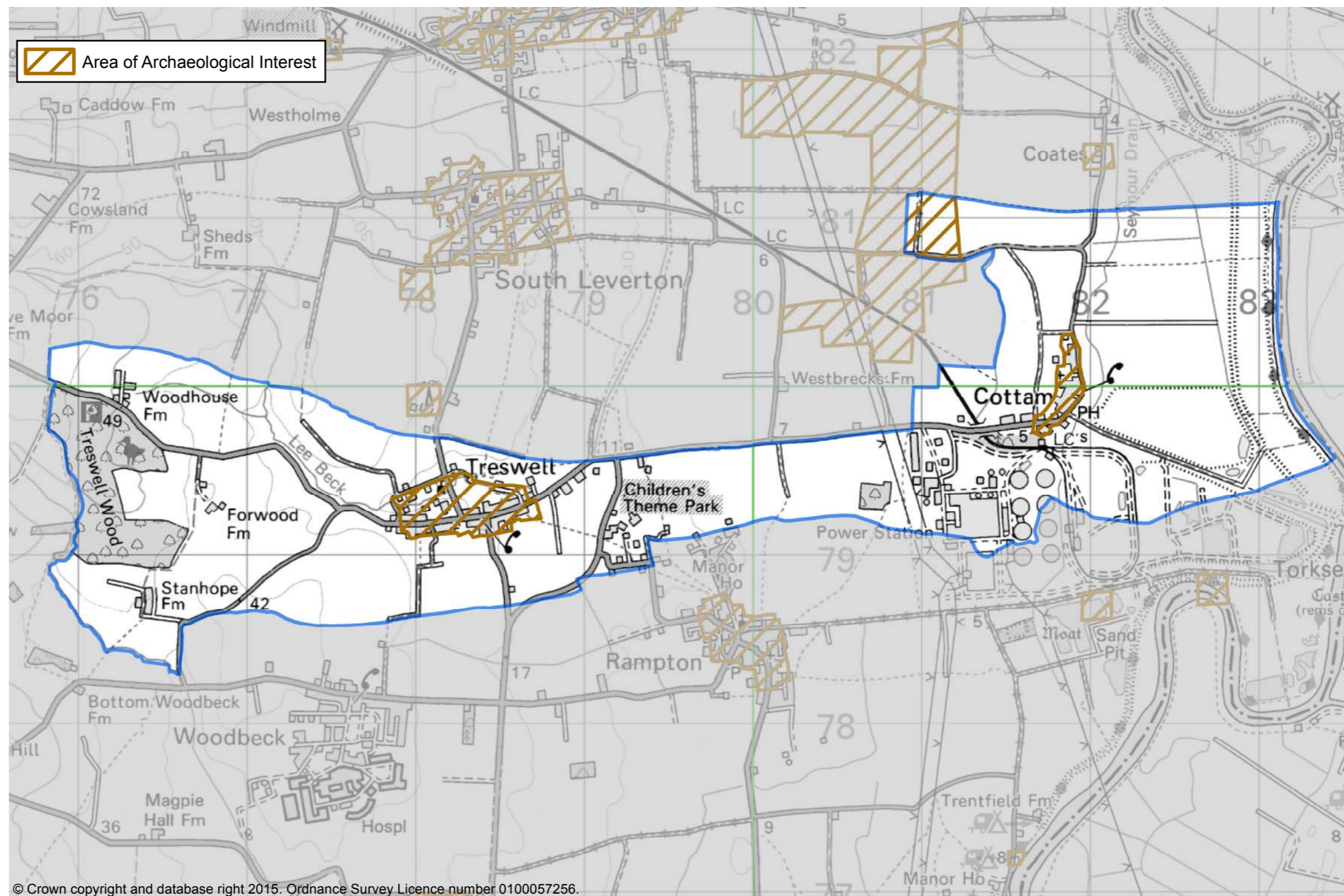


Fig 22: Areas of Archaeological Interest in Treswell with Cottam Parish.



4 TRESWELL CHARACTER SUMMARY

4 TRESWELL CHARACTER SUMMARY

Introduction

4.1 This section of the report provides an overview of the locally distinctive qualities and features that define the character of the village of Treswell. A written overview of the key characteristics of the settlement is provided, and annotated photographs are also included to help communicate the distinct character of the local area.

4.2 The Treswell village townscape character map (Fig 26), provides a particularly concise and instant overview of the settlement character, showing the distribution and layout of development, denoting key local views, and identifying listed buildings and other non-designated heritage assets.

4.3 Whilst the principal characteristics of the settlement have been summarised, it has not been possible to illustrate or discuss each and every feature, and consequently, the absence of reference to a specific feature or building within this document does not necessarily mean that it is unimportant to the character of the local area.

Village structure and layout

4.4 Treswell has a particularly narrow, linear layout, with the majority of built forms being arranged along Town Street (Fig 23) which runs in an east-west direction and forms the central spine of the village. Backland development and self-contained residential cul-de-sacs are not a feature of the village, and their absence has been crucial in retaining Treswell's historic linear layout.

4.5 Given the incremental, piecemeal manner in which Treswell has evolved and grown as a settlement, it is not surprising that building lines, building positioning and orientation, plots sizes and shapes vary from property to property. This is particularly true of those properties that line the edges of Town Street, where each dwelling has a differing relationship with the central route, with some homes being positioned close to the road and others in more detached, setback locations (Fig 24 and 25). The orientation of buildings is mixed, but the majority of properties face towards the street.



Fig 23: The long, linear Town Street forms the central spine of the village, and much of the Treswell's housing stock is accommodated along the edges of this route.

4.6 Branching off from Town Street and forming the remainder of the village's core road network are Leverton Road and Cocking Lane, each of which leaves Town Street at a 90° angle, and facilitates north-south movement into and out of the settlement.

4.7 Leverton Road enters Treswell from the north. This particular route cuts through Treswell's historic core, an area which lies to the immediate north of Town Street and once hosted the original medieval village, and today still accommodates several key historic buildings such as the Old Rectory and the village church. East-west movement across this historic area is facilitated by Townside Lane and Rectory Road. Today this area accommodates some low density, mostly historic development, comprised of large buildings arranged in small clusters and set within a heavily planted and generally undeveloped rural environment. This historic quarter is bisected by Lee Beck.

4.8 Leading southwards from Town Street is Cocking Lane, which is largely undeveloped along its edges aside from some limited ribbon development that is positioned to the immediate south of the junction with Town Street, and which comprises a mix of large, semi-detached, inter-war dwellings and smaller bungalow dwellings of 1960s construction.

Land use

4.9 Treswell is formed predominantly of residential properties, the majority of which are located along the edges of Town Street. The village and the immediate rural landscape that encloses it also accommodates several farms, which are typically fronted by the main residence, behind which are positioned clusters of agricultural buildings. The positioning of these agricultural buildings, which can often be sizeable and bulky, in well-screened, backland locations away from the roadside, has helped to minimise their visual impact upon the village townscape.

4.10 Aside from residential and agricultural uses, the only other land use of note is the ecclesiastical site of St John the Baptist Church. This dominance of residential land uses, coupled with a lack of community, retail and leisure facilities, leaves Treswell without an identifiable village core or centre.



Fig 24 and 25: Variances in building lines along Town Street reflect its gradual development over a prolonged period of time, with many of the older buildings typically adopting prominent roadside locations, and newer dwellings generally being set back from the road behind gardens.

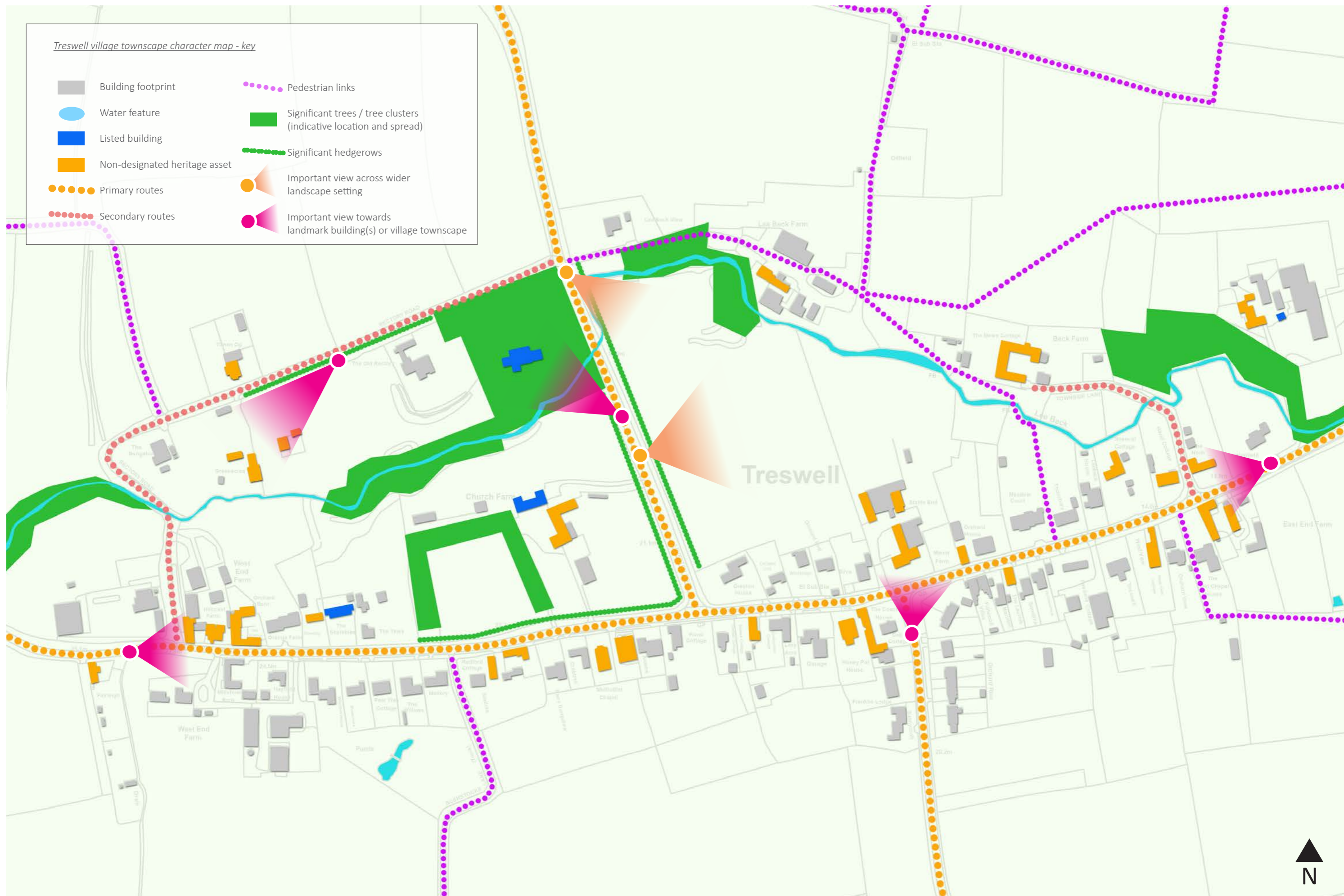


Fig 26: Treswell townscape character map, denoting key built and natural characteristics and features.

Building forms and architecture

4.11 Much of Treswell's built environment is constructed of red brick walling and pantile roofing. This is particularly true of the village's older 19th and early 20th century buildings. This consistency of approach to building materials is one of the village's defining characteristics, giving the townscape a generally uniform and coordinated appearance and well-defined character. The rich red hues seen across the townscape roofing and brickworks contrast pleasingly with the wider village greenery of hedgerows, verges and trees (Fig 27). In some cases, brickwork been painted or rendered white or shades of cream (Fig 28), which in moderation, works well and complements the wider red and green tones that characterise Treswell.

4.12 Though red brick is the predominant construction material throughout the village, pantile roofing is only present at a proportion of properties, with a greater variety of different roofing materials, including grey slate and dark brown concrete tiles, seen across many of Treswell's more modern buildings.

4.13 Typically, roofs are pitched, and many incorporate red brick chimney stacks either along the ridge or at their gable ends (Fig 29). Though less prevalent, there are a number of properties that display hipped roofs, with some of the most notable instances being at Shenval House and the distinct grouping of semi-detached dwellings on Cocking Lane (Fig 30).

4.14 Most buildings along Town Street, both single and two-storey, progress simple linear or L-shaped profiles, which along with their generally uncomplicated roof forms and restrained approach to decorative detailing, give them a pleasingly clean and uncluttered appearance.

4.15 Modernisation and personalisation works at many of the village's older properties has seen original windows and doors replaced with PVC equivalents, and in many cases this has eroded the aesthetic quality of the host building.

Boundary treatments

4.16 Boundary treatments form a significant part of Treswell's character. The street scene is dominated by long Hawthorn hedgerows, which add to the rural character of the village, and contrast pleasingly with the reddish hues of the brickwork that dominates the local built environment. The greatest concentrations of these hedgerows are along parts of Town Street, Rectory Road and Cocking Lane.

4.17 After hedgerows, the second most prevalent form of boundary treatment found in Treswell is red brick walling, which can be seen across numerous properties, within the village, both old and new alike. Ironmongery features at many of the village's older properties, where it is typically used for gates or in conjunction with brick walling as a means of enclosure. Many vehicular entrances to properties are gated by traditional wooden field gates, which enhances and contributes positively to the village's traditional rural aesthetic.

4.18 Less sympathetic to the village character, however, are several instances where off-the-shelf timber fencing has been used to enclose gardens. The progression of such generic, out-of-character boundary treatments has in a number of cases interrupted the village townscape's otherwise consistent approach to boundary treatments, deviating from the locally distinct hedgerows and red brick walling that are seen across the majority of dwellings in Treswell.

Green and natural features

4.19 The Beck corridor forms an important part of the local character of Treswell as it stretches from the western boundary of the village, through the land between Rectory Road and Town Street, across New Road and through the land that rears the properties along the eastern part of Town Street. The local environment surrounding the beck particularly picturesque and distinct, being lined with mature and mixed tree species, bracken and hawthorn hedgerows.

4.20 In addition to the mature planting found along much of Lee Beck, further clusters of handsome



Fig 27: Treswell's built environment is dominated by red brick, often topped with clay pantiles roofing, which creates an aesthetically pleasing contrast with the village's wider green and natural features.



Fig 28: Several dwellings in Treswell have had their facades painted or rendered in tones of white or cream.



Fig 29: Chimney stacks are a common feature across many dwellings in Treswell, and help to add visual interest to both the host building as well as the wider village roofscape



Fig 30: Though pitched roofs are common throughout Treswell, there are several occasions where hipped roofs have been preferred, such as at Cocking Lane, where the adoption of red brick and pantile roofing has helped these buildings fit in despite their more unique form.



Fig 31: The Grade I listed St John the Baptist Church benefits from a handsome green setting, with the churchyard wrapped in a dense surround of mature tree planting.



Fig 32: Secluded, meandering rural lanes, such as Rectory Lane, are defining features of the area beyond Town Street.

tree deciduous specimens can be found in and around the grounds of St John the Baptist Church (Fig 31). These trees form a key component of both the setting of the Grade I listed church, and also of the northern gateway into Treswell.

4.21 A key characteristic of Treswell is its green, verdant lanes, such as Rectory Lane (Fig 32) and Townside Lane. These have soft grass verges to either side, beyond which lie bands of hedgerow and tree planting backed at the plot boundary by either low walls or hedges. Some of these verges are narrow- around 1m- but others extend for several meters and add generosity and spaciousness to these intimate, rural routes..

4.22 Approaches roads leading into Treswell from the east and west accommodate consistent bands of mature trees planting and hedgerows, which help create a gradual and pleasing transition from countryside to village setting.

Vehicular and pedestrian routes

4.23 Town Street is a standard two-way vehicular route, which for much of its way through Treswell is edged on both sides by raised kerbs and pedestrian footpaths. However, more distinct and characterful are the rural lanes, such as Rectory Lane (Fig 33) and Townside Lane. The informal, rustic nature of these lanes is one of their key qualities, with no roadside kerbs, minimal street markings and no lighting. This street type is a useful precedent for adding low-key, minor routes within the village that help it to maintain a rural look and feel.

4.24 Branching out from Treswell in north, south and east directions are a series of pedestrian trails and public rights of way, which provide access into the wider rural landscape and beyond.

Streetscape

4.25 Notable and distinct features within Treswell's streetscape include the traditional finger post sign at the junction of Town Street and Cocking Lane (Fig 34) and a old red telephone booth (Fig 35) and inset postbox to the immediate west of this junction, as well as the crafted village sign at the entrance to the settlement.

Views and vistas

4.26 There are several key views and vistas in Treswell, which are denoted on the map at Fig 26. These include landscape views such as that towards Beck Farm from New Road (Fig 36), and views of the townscape such as that obtained at the village gateways (Fig 37 and 38).



Fig 33: Intimate, secluded lanes, edged by grass verges and devoid of formal road markings or lighting contribute positively to Treswell's rural aesthetic



Fig 34 and 35: The black and white finger post sign and red phone kiosk are distinct and attractive elements within the village streetscape



Fig 36: Gazing east from New Road, the distinct red profile of Beck Farm can be seen nestling within a wooded setting behind a foreground of open, pastoral land



Fig 37 and 38: The entrances into Treswell offer largely unspoiled, attractive views of the townscape beyond, which are peppered with all forms of planting and greenery, and the reddish tones of the village's built environment.

Treswell - Village Character Areas

4.27 Treswell can be broadly divided into four distinct character areas, as shown in the map at Fig 39. The below text supplements the previous character summary text, providing an overview of the distinct Character Areas that combine to form the village of Treswell.

Character Area 1: Historic Core

4.28 This area is dominated by the Old Rectory, the Church and Church Farm. These buildings are situated within large grounds and the area is heavily wooded. The area has Rectory Lane –which has a number of small, narrow and winding “green lanes” dominated by thick hedgerows and lined with mature trees. This Character Area, along with Character Area 2 have a very rural feel and have been unspoilt by any new or recent developments.

4.29 The area’s buildings are characterised by the use of traditional building materials such as red-brick structures and either slate or pantile roofing materials. Some of the agricultural outbuildings are also building using these materials.

4.30 The older buildings such as the Rectory and the Church are building in a mixture stone and slate and red-brick and pantile materials.

4.31 The area has very little street furniture or amenity space other than a few benches, signs, street-lights and the churchyard as open space.

Character Area 2: Green Space and Farmsteads

4.32 This Character Area is dominated by large, green open spaces and individual farmsteads. The area has distinct hedgerows that separate the fields and roads. Mature trees line Lee Beck that meanders through the area towards the eastern part of the village.

4.33 The area has some important historic and cultural heritage with the archaeological remains (not visible) of a medieval village.

4.34 Public rights of way are also present and general follow the Beck. There is little development within this character area.

Character Area 3: West Gateway

4.35 The Western Gateway Character Area is dominated by red-brick agricultural or former agricultural buildings (Fig 40). Some of these have large farm yards and outbuildings.

4.36 Although small, this area is quite distinctive on the eastern approach into the village.

4.37 There are some, more modern developments in the area, but these so not detract from its agricultural feel.

4.38 There are trees and hedgerows along the approaches into the village and also within some of the front gardens of the properties.

Character Area 4: Main Village Core – Linear

4.39 This Character Area covers the main part of Treswell. The structure of the

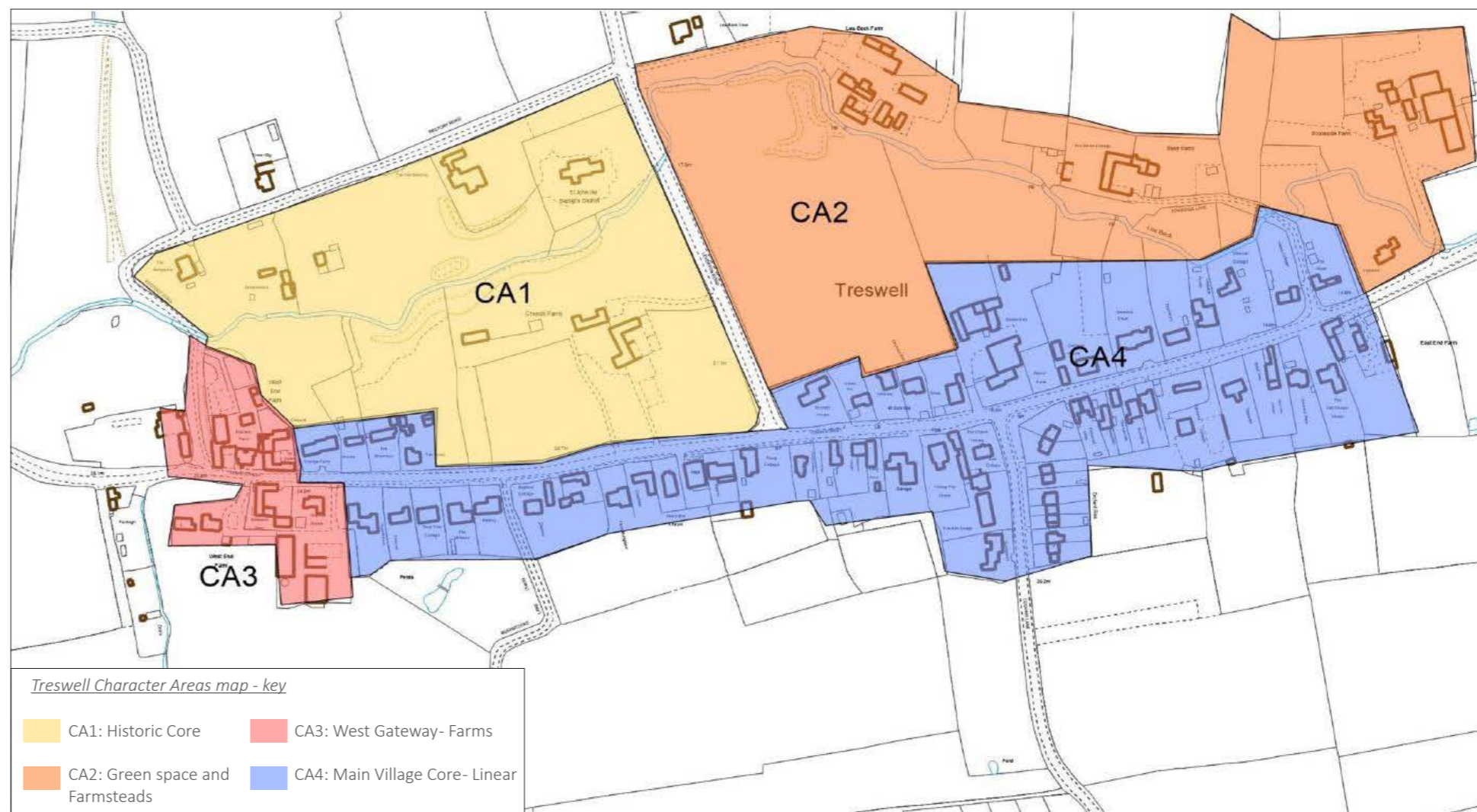


Fig 39: Treswell Character Areas map.



Fig 40: The roadside environment at the western entrance into Treswell accommodates several traditional farmhouses and associated agricultural outbuildings, which are all constructed in the local vernacular style.

area is in a linear form and generally follows Town Street on both sides. There are gaps within the built form, especially along the north side of Town Street and adjacent to the historic core of the village in character areas 1 and 2.

4.40 There are a mix of building types and styles within this character area including that of older buildings and new ones reflecting the post war period of the 20th century. Despite this, the character area does retain its "rural atmosphere" and the density of developments is generally low.

4.41 There is also a mix of building materials that reflect the various periods through recent history. However, the majority of buildings are of red-brick (Fig 41) and pantile roofing. Some of the older buildings do have slate roofs.

4.42 The orientation of buildings is also mixed, although the majority of buildings face Town Street and are slightly set back from the road, though some of the village's oldest properties do directly abut the street (Fig 42).



Fig 41: Red brick dominates the village townscape, particularly along Town Street, with some of the older farm buildings displaying particularly handsome brickwork and detailing, such as that seen in this image, where intricately arranged voids allow for air circulation into the building.



Fig 42: Older properties along Town Street tend to take up more prominent positions along the village road network.



5 COTTAM CHARACTER SUMMARY

5 COTTAM CHARACTER SUMMARY

Introduction

5.1 This section of the report provides an overview of the locally distinctive qualities and features that define the character of the village of Cottam. A written overview of the key characteristics of the settlement is provided, and annotated photographs are also included to help communicate the distinct character of the local area.

5.2 The Cottam village townscape character map (Fig 48), provides a particularly concise and instant overview of the settlement character, showing the distribution and layout of development, denoting key local views, and identifying listed buildings and other non-designated heritage assets.

5.3 Whilst the principal characteristics of the settlement have been summarised, it has not been possible to illustrate or discuss each and every feature, and consequently, the absence of reference to a specific feature or building within this document does not necessarily mean that it is unimportant to the character of the local area.

Village structure and layout

5.4 Cottam is arranged along a single central route, which is comprised of Cottam Road and Town Street. Cottam Road enters the village at its south-western corner. Cottam Road then meets Town Street, at which point the road begins to bend northwards, cutting through the heart of the village before exiting the settlement further north.

5.5 There is a distinct contrast to the edges this central route. The northern and eastern sides of Cottam's central spine are largely developed, accommodating the bulk of the village's built forms. However, the southern and western edges of this route remained almost entirely open and undeveloped (Fig 43).

5.6 There is a reasonable degree of consistency in terms of building positioning and orientation at Cottam's south-western gateway, where several semi-detached and detached dwellings face out towards the road and sit behind medium sized gardens. However, across the rest of the village there is little consistency in terms of how buildings are spaced, positioned and orientated.

Land use

5.7 The majority of buildings in Cottam are devoted to either residential or agricultural use. The souther-eastern corner of the village is primarily residential in character. However, the area north of Floss Lane accommodates several large farms, which contain concentrated clusters of large agricultural buildings and an associated farmhouse dwellings. Such farms include Willow Farm, Grange Farm, Chapel Farm and Manor Farm. Interspersed between these farms are several residential dwellings, which appear to have come forward as infill developments.

5.8 Until recent times, Cottam also had a village pub, the Moth and Lantern. Positioned in a prominent corner location along Town Street, just where the road takes a sharp bend northwards, the former public house is a sizeable and distinct structure that remains a local landmark (Fig 44), and represents the closest thing that Cottam has to a identifiable village centre.

Building forms and architecture

5.9 The type and distribution of dwellings within Cottam is another key element to the character of the village. Most of the buildings within Cottam are detached (Fig 45) and often feature outbuildings. Semi-detached dwellings typify development from around the 1950's (Fig 46), and are focused at the at the village's southern gateway, whilst there are only a very small number of terraces present within the village, which tend to be modest in length - usually around three or four homes. Most recent development has been delivered through the erection of replacement buildings in the village core subdividing plots to add more homes, or with linear development running to the north using this type.

5.10 The more common materials used within Cottam are that of red brick and pantile roofing (Fig 47 and 49) particularly those older 19th and early 20th century buildings seen within the village townscape. Other buildings adopt red brick walling, respecting the local character, but also utilise some differing external finishes such as areas of painted



Fig 43: The undeveloped, verdant nature of Cottam's southern and eastern edges is one of the village's defining characteristics.



Fig 44: The former Moth and Lantern Public House is a key landmark building within Cottam.



Fig 45: Along Cottam's central route dwellings are generally detached and stand slightly set back from the road within their own individual plots.



Fig 46: Semi-detached properties of uniform design and consistent positioning and spacing form a strong frontage along the roadside at the southern end of Cottam.



Fig 47: Two-storey detached dwellings with pitched pantile roofs accommodating chimneys and red brick walling are the most locally distinct building typology seen in Cottam.

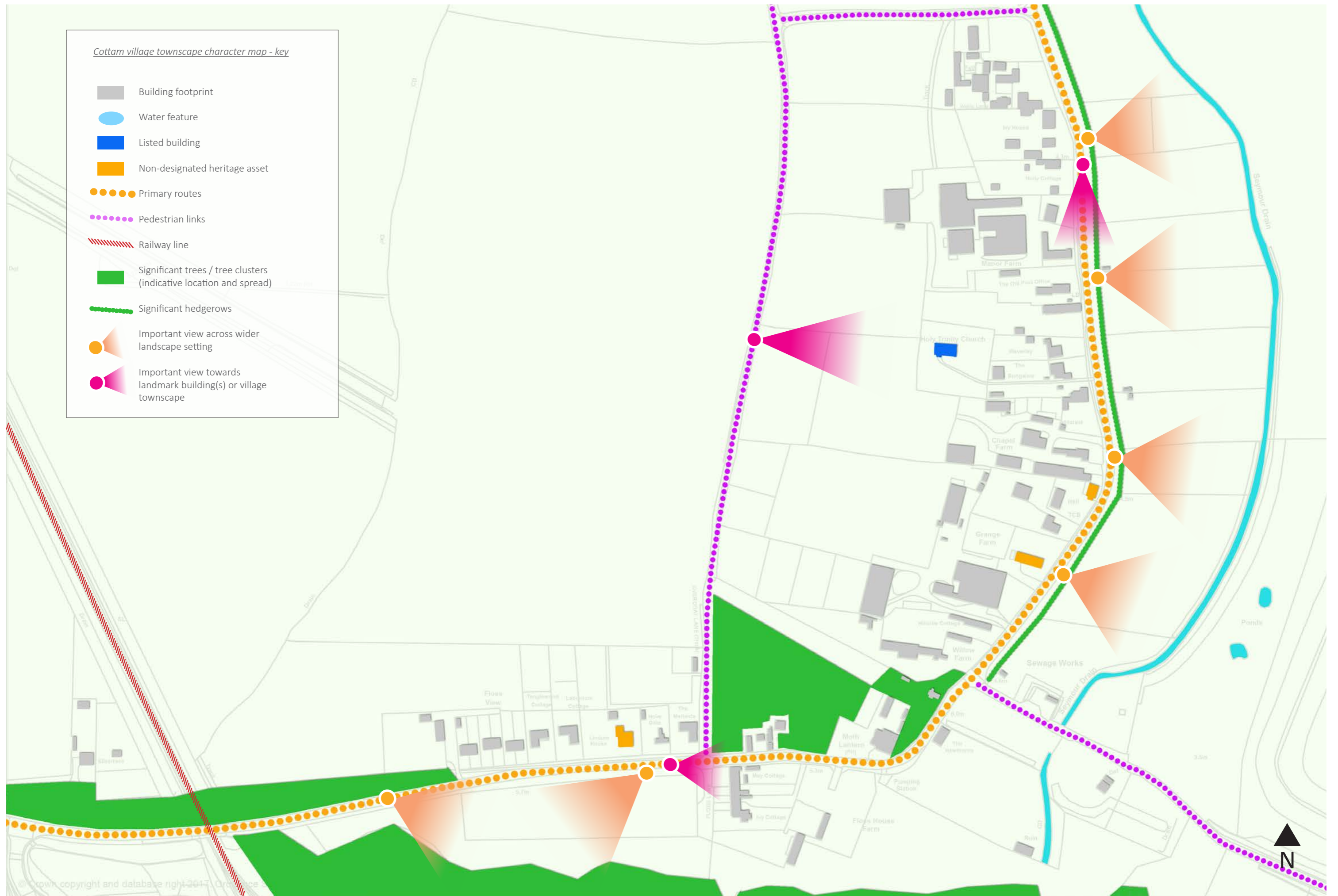


Fig 48: Cottam townscape character map, denoting key built and natural characteristics and features.

or rendered brick work or slate roofing (Fig 50 and 51). The remainder of the townscape comprises of buildings of differing character, including single-storey mid-20th century bungalows (Fig 52), and more unique properties such as the large Georgian-style dwelling at Manor Farm (Fig 53), and the historic Church of Holy Trinity (Fig 54), which is of Norman origin and the village's sole listed building. Today the church no longer belongs to the diocese nor is it used for worship, but is in private ownership. The church building is set in a detached location to the west of Town Street, from which it is largely screened from view. However, its form can be much better appreciated from Overcoat Lane.

Boundary treatments

5.11 Boundary treatments make a significant contribution to Cottam's character. The street scene is dominated by red brick walling (Fig 55) and dense hedgerows (Fig 56), which edge the roadside and enclose property boundaries. This consistency of approach to boundary treatments have helped give Cottam a singular roadside character, even where dwellings of differing construction eras, materials and architectural styles to sit along each other. This degree of coordination across properties to boundary treatment is commendable and is one of Cottam's most pleasing and defining characteristics.

Green and natural features

5.12 Cottam is a particularly green and verdant settlement. It's southern entrance accommodates a gently sloping and particularly picturesque green backed by mature trees (Fig 57), which is one of the defining characteristics of this end of the village.

5.13 Elsewhere across the village, planting in the form of trees and hedgerows is a near constant feature of the roadside environment (Fig 58), and almost of the entirety of the eastern side of the central route is edged by grass verges. These green and leafy features in the townscape contrast with and complement Cottam's built forms, and together they combine to form a village with a distinctly rural feel and character.

Vehicular and pedestrian routes

5.14 Significant stretches of Town Street are without road markings (Fig 59), helping to give the central route a more informal appearance that reinforces Cottam's rural village character. Whilst the eastern edge of Town Street is hugged by grass verges, the western side accommodates a pedestrian footpath, which allows for safe pedestrian movement along this main central route. Importantly, however, much of this footpath is set within a near continuous stretch of roadside grass, which softens the appearance of the hardsurfaced pedestrian pathway and helps give a degree of visual balance with the verdant and undeveloped eastern side of this route.

5.15 Overcoat Lane is a rural trail that runs north-south from the junction of Cottam Road and Town Street, and provides pedestrian access to Cottam's immediate western landscape setting. Opposite Willow Farm another public right of way exits the village, this one cutting through the village's western landscape setting and providing access to the banks of the River Trent.



Fig 49: The extensive and handsome red brick facade of May Cottage and Ivy Cottage is one of the most striking buildings at Cottam's southern end. Topped by a pitched clay pantile roof, which is punctuated along the ridge by brick chimney stacks, and with a well-portioned facade with regular window and door arrangements, these cottages represent one of Cottam's finest pieces of local vernacular architecture



Fig 50 and 51: Many buildings progress the similar linear, pitched roof form, by adopt slightly differing external finishes and materials, such as white rendering and slates roofing



Fig 52: Single-storey bungalows that have come forward on infill sites located are positioned between more historic properties. These dwellings take on a simple linear, rectangular form, with pitched roofs and gable ends that face out towards the road. They are relatively plain and uncomplicated in their facade treatment.



Fig 53: Manor Farm is fronted by an elegant two-storey residence with a 3-bay facade and square symmetrical shape with a carefully proportioned facade that follows Classical design principles.



Fig 54: The Church of Holy Trinity is located to the west of the village's central spine within an open and exposed rural landscape. It is constructed of coursed rubble and dressed stone with ashlar quoins and dressings.

Streetscape

5.16 Like Treswell, Cottam displays bespoke and attractive village signs at the entrances to the settlement (Fig 60).

Views and vistas

5.17 There are several memorable views and vistas in Cottam, which are denoted on the map at Fig 48. These include several landscape views from along Town Street out towards the village's eastern landscape setting (Fig 61 and 62).

5.18 In addition to these landscape views, there several key views into the settlement at its north and south gateways. The listed Church of Holy Trinity is best appreciated in views from Overcoat Lane.



Fig 55 and 56: Properties in Cottam tend to take a consistent approach in terms of garden enclosures, with thick hedgerows or red brick walling making up the two primary forms of boundary treatment in the local area.



Fig 57: The open green space at the southern entrance contributes greatly to the character and quality of this gateway into Cottam, as do the mature deciduous trees that overlook it.



Fig 58: Built forms are accommodated amongst Cottam's wider array of roadside planting and foliage, giving the village a very green and rural appearance.



Fig 59: Those stretches of Town Street without road markings have an even more rural appearance and character.



Fig 60: The bespoke village sign at the northern entrance to the village is a modest but pleasing detail in the village streetscape.



Fig 61 and 62: Breaks in the roadside planting of along the eastern edge of Town Street reveal long and far-reaching views across the rural landscape and towards the River Trent.

Cottam - Village Character Areas

5.19 Cottam can be broadly divided into two distinct character areas, as shown in the map at Fig 63. The below text supplements the previous character summary text, providing an overview of the distinct Character Areas that combine to form the village of Cottam.

Character Area 1: Western Gateway

5.20 The approach into Cottam from Treswell is dominated by Cottam Power Station to the South. However, once you are in the village, it is clearly defined by a green open space to the South and a mix of terraced, semi-detached and detached houses to the North.

5.21 This area has a range of housing types, styles and materials. There is no dominating building material. A mix of older and newer infill developments have their own identity.

5.22 When driving along Cottam Road you are greeted by the attractive and locally distinct terraced houses along Floss Lane. The area is very green and is tree-lined to the South with a mix of species that help screen the Power Station Cooling Towers and enhance the overall visual quality of the area. There are also some mature trees and hedgerows (Fig 64) within some of the front gardens of properties along Cottam Road and Overcoat Lane, which make a positive contribution to the village's rural aesthetic.

Character Area 2: Traditional Agricultural buildings and Farms

5.23 As you go past the Moth and Lantern public house onto Town Street the character of the village changes to a more traditional feel. The buildings become more agricultural and they appear older and more historic.

5.24 There is a defined approach to development in this character area, with the land east of Town Street generally undeveloped, agricultural or grazing land, and the land to the west generally developed. There is a mix of properties in this area, but it still has its rural charm and character. Some of the newer buildings are replacement dwellings and infill developments that have occurred over the years.

5.25 The old village hall (Fig 65) was recently demolished and there are local aspirations to regenerate this site into a new community space. It is noted that the old station, which is now a house, is still present along the old railway line that runs through to the River Trent and across to Torksey. Similarly, former Wesleyan Methodist Church (Fig 66) is also now utilised as a private dwelling, but still retains its original form and aesthetic and forms a local landmark along Town Street.

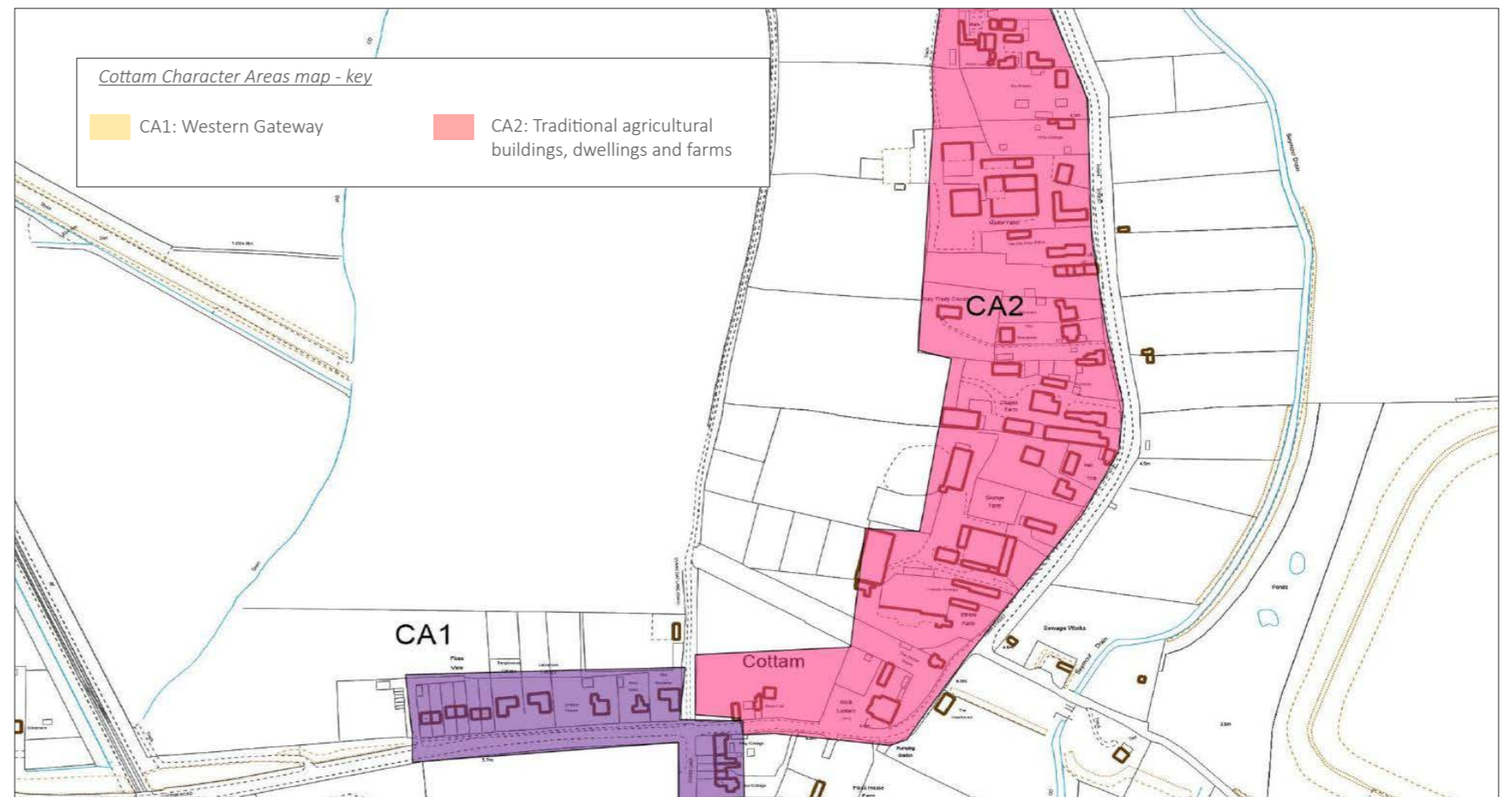


Fig 63: Cottam Character Areas map



Fig 64: Hedgerows along garden boundaries help to create a unified frontage across properties despite differing built forms and architectural languages.



Fig 65: The derelict old village hall (now demolished) represents a local opportunity site.



Fig 66: Constructed in 1857, the old Methodist Church is a modest but charming structure..



6 RECOMMENDATIONS

6 RECOMMENDATIONS

6.1 Based on the findings of this report and the documented features and characteristics which define Treswell and Cottam, the following should be seen as key priorities to help ensure the existing local character is protected, and where new development comes forward, opportunities are taken to further enhance the local character:

- Should new development occur within Cottam or Treswell, small-scale infill development is the most appropriate approach. Backland development or self-contained residential cul-de-sacs are not characteristics of either settlement and their introduction would disrupt the established and well-defined linear development patterns.
- Key local landscape views and townscape views, including those towards listed buildings and non-designated heritage assets, should be retained and, where possible, enhanced..
- Key local landscape features and characteristics should be protected and the specified landscape management objectives for each of the identified Bassetlaw Landscape Policy Zones, as documented in Section 2, adhered to.
- Roadside planting and greenery, including grass verges, hedgerows and trees, should be retained and the further appropriate planting schemes progressed as part of any new development.
- Listed buildings and other non-designated local landmarks and buildings of historic and/or architectural significance should be retained and their settings protected and enhanced.
- Future development should seek to follow established building lines, layout and orientation, and efforts should be made to respond positively to the local character in terms of building materials, scale, typology, form, detailing and boundary treatments.

APPENDIX 1: TRESWELL LISTED BUILDINGS

Name / Location: REID COTTAGES, 1-3, MAIN STREET

List entry number: 1234073

Grade: II

Details: Barn, extended and converted in to 4 cottages, now a row of 3 cottages. Early and late C18. Red brick, whitewashed, rendered base. Pantile roof. 2 ridge and 2 gable red brick stacks, the left gable stack being rendered. Dogtooth eaves. Set on a plinth on the left. 2 storeys, 8 bays. Having from left to right a single casement, a doorway with wooden door, a single smaller casement, 2 doorways, a similar small casement, a doorway and a single glazing bar Yorkshire sash. The 3 doorways on the right each have a 6 fielded panel door and lean-to perspex porch. All the ground floor windows are under segmental arches. Above are 2 Yorkshire sashes, with a single casement to the right and further right a single similar sash. To the right of the second doorway from the right and to the left of the fourth doorway from the right are lines showing evidence of extension. In the left gable wall are blocked diamond ventilation patterns.

National Grid Reference: SK 78025 79212

Name / Location: PIGEONCOTE AT BROOKSIDE FARM, GREEN LANE

List entry number: 1233883

Grade: II

Details: Pigeoncote, now store. Mid C18. Red brick. Pantile roof with crowstepped gables. Dentil eaves band with a further raised brick eaves band which extends around the gable walls. 2 storeys plus garret. West wall has a doorway with wooden door under a segmental arch. Above, breaking the band, is an arched panel with entrances for pigeons and above is a single owl opening. The east wall has a similar doorway and single owl opening. South wall with single window opening and a single blocked arched opening on the first floor. North wall has a doorway under a segmental arch with a small window opening to the right and a similar doorway above. Interior has nesting boxes and perches.

National Grid Reference: SK 78701 79422

Name / Location: CHURCH FARMHOUSE, LEVERTON ROAD

List entry number: 1234071

Grade: II

Details: Farmhouse. Late C18. Red brick. Hipped pantile roof. 2 red brick ridge stacks. Dentil eaves set on a plinth. 2 storeys, 6 bays with a first floor band. Having from left to right a doorway with wooden door, a single glazing bar sash under segmental arch, a single larger glazing bar sash, a doorway with panelled door, overlight and wooden surround with 2 wooden brackets supporting a projecting hood, a single glazing bar tripartite Yorkshire sash under a segmental arch and a doorway with wooden door under a segmental arch. Above is a single central casement in original opening with 2 glazing bar Yorkshire sashes on either side, all under segmental arches.

National Grid Reference: SK 78164 79292

Name / Location: CHURCH OF ST JOHN THE BAPTIST, LEVERTON ROAD

List entry number: 1234072

Grade: I

Details: Parish church. C13, early C14, C15, restored 1855, tower restored 1900. Coursed rubble, dressed coursed rubble and ashlar facing. Slate roofs with coped gables and embattled parapet to nave, tower and porch. Single brick and stone stack to the north chancel. Set on a plinth with heavy moulded band over. Tower, nave, north aisle, south porch and chancel. Diagonal buttressed tower of 2 stages with string course at the juncture. Single gargoyle to each side. Single arched window with 3 arched lights, string course under and hood mould. There are 4 arched bell chamber openings, each with 2 arched lights, tracery, cusping and hood mould and 4 rectangular stair lights. Projecting from the west of the buttressed north aisle is a lean-to. The diagonally buttressed north aisle north wall with single gargoyle has a blocked chamfered arched doorway with 2 C15 3-light windows to the left, all with panel tracery and cusping under flat heads and in casement moulded surrounds. There is a single similar window in the east wall. The early C14 chancel has in the north wall a single arched window with intersecting tracery, cusping, hood mould and label stops. To the left is an arched doorway. The diagonally buttressed east end has a single arched 5-light window with intersecting tracery, cusping, hood mould and head label stops. The south wall has 2 similar 3 light windows with hood moulds and label stops. Under the right window is a C14 coffin lid decorated with a stylised cross. The south nave has 2 arched C15 3-light windows with panel tracery, cusping and hood mould. The angle buttresses of the porch are decorated with crockets and finials. There is a single ridge cross and an arched doorway with hood mould and human head label stops. The inner chamfered arched C13 doorway has impost decorated with nailhead and terminating in a scroll. There are 2 human head label stops. Interior. 3 bay double chamfered arched arcade with octagonal piers and embattled corbels to the east and west. Similar corbels support the double chamfered chancel arch and those supporting the double chamfered tower arch are further decorated with blind tracery. Stone carved altar rails, octagonal font decorated with quatrefoil panels. 2 pews have decorated poppyheads. Stone carved angles support the chancel roof. C19 furniture.

National Grid Reference: SK 78158 79396

APPENDIX 2: TRESWELL NON-DESIGNATED HERITAGE ASSETS

Property	Period	Description
Hazel Cottage, Town Street	C18	18th century house, two storeys, red brick, steeply-pitched concrete tile roof, openings much altered, brick chimney stacks.
The Old Rectory, Rectory Road	1855	Former Rectory, gothic revival style, built 1855 (the adjacent church was also repaired in 1855), first occupied by Reverend Henry Townley Daniels (Rector of Treswell from 1837-1880), possibly designed by Arthur Wilson of Peterborough (who was architect of the 1855 church restoration, located immediately adjacent); two and a half storeys, red brick with yellow brick and stone dressings, slate roof, stone band at first floor level, yellow brick quoins, stone mullions, tracery, arches, lintels and cills, datestone in upper gable with initials "HTD" and the date "1855", south elevation (originally the front) has two gables, including unusual Dutch gable (with stone copings, large foliated stone finial and stone rosette feature), other gable has timber bargeboards and stone trefoil, central recessed doorway with carved pointed arch with foliated stops, tiled porch and Gothic timber panelled and glazed pointed arched door under stone arch with foliated stops; north elevation (originally the rear, now the front) has similar pointed arched door within recessed porch with pointed brick arch, original bell still in situ; other decorative timber bargeboards and stone coped gables, several tall brick chimney stacks of red brick, yellow brick and stone; ornate stone corbels at eaves level; some brick arches on rear service sections (north and west elevations); timber joinery throughout, mostly castments with horizontal glazing bars; single storey attached outbuilding range, originally stables and coach house, now part converted to office, red brick with slate roof, brick arches, timber joinery, some decorative ridge tiles; building was decommissioned as a Rectory in c1950 and remained empty until around 1971; later owned by Don Roberts of Steetley Co. Ltd.
Brookside Farm, Cottam Lane	Late-C18/Early-C19	Late-18th/early-19th century farmhouse and barn range, red brick with pantile roofs, dentilated eaves; Farmhouse is two storeys, symmetrical front, brick arches, brick.
Manor Farmhouse, Town Street	C17 & C18	17th & 18th century farmhouse, two storeys, red brick (mostly rendered) with pantile roof, tumbling-in on gables, projecting brick band around first floor, recently renovated and extended.
The Laurels, Town Street	C18	18th century narrow farmhouse, red brick (rendered), concrete pantile roof.
East End Farmhouse, Town Street	C18	C18 L-plan farmhouse; Red brick with pantile roof.
East End Farm Buildings	C18	C18 range of farm buildings; Red brick with pantile roof.
West End Farm (N), Town Street	Early-C19	Early-19th century farmhouse, threshing barn, cartshed and stables/piggeries; red brick with primarily pantile roofs, dentilated eaves, brick arches, timber joinery, diamond.
Radford Cottage, Town Street	Late-C18/Early-C19	Late-18th/early-19th century narrow farmhouse; red brick (rendered), concrete tile roof.
Farm buildings to Radford Cottage, Town Street	Late-C18/Early-C19	Late-18th/early-19th century farm buildings; red brick with pantile roof; brick diamond ventilators.
Belsize Cottage, Town Street	Late-C18/Early-C19	Late-18th/early-19th century narrow farmhouse; red brick with pantile roof.
Woodhouse Farm, Woods Lane	Late-C18 & Early-C20	Late-18th century barn and early-20th century farmhouse; barn is single storey, red brick with hipped pantile roof; farmhouse is early-20th century, two storeys, red brick (part rendered) with rosemary tile roof, some mock-Tudor timber/render in upper gables, brick arches, timber bargeboards, brick chimney stacks.
Former Methodist Chapel, Town Street	1936	Former Methodist Chapel, 1936, designed by William Southall (of Retford), red brick with rosemary tile roof; Gothic window and door arches.
Tirnan Og, Rectory Road	C19	19th century former threshing barn, red brick, pantile roof, brick arches, dentilated eaves and gable.
Barns, Rectory Road	C19	19th century barns, Red brick, pantile roof, brick arches.

Property	Period	Description
Barns, Rectory Road	C19	19th century barns, Red brick, pantile roof, diamond ventilators, brick arches.
Farleigh, Town Street	Early-C19	Early-19th century farmhouse, red brick (rendered and painted), concrete pantile roof, gable stack.
Hillcrest Farm, Town Street	Early-C19	Early-19th century cart shed/coach house, red brick with clay pantile roof, dentilated eaves, brick arch.
Barns at Church Farm, Town Street	Early-C19	Early-19th century barns, red brick with pantile roof, diamond ventilators, timber joinery, brick arches, dentilated eaves.
The Village Hall, Town Street	Late-C19	Late-19th century former Sunday School, now Village Hall; red brick with Welsh slate roof.
Honey Pot House, Town Street	C19	19th century, former public house with c18/c19 outbuildings (see below).
Former Coach House, Town Street	Late-C18/Early-C19	Late-18th/Early-19th century coach house, stables & C20 addition.
Barns at Manor Farm, Town Street	C17 & C18	Two barns, one C17 with timber frame (encased in metal sheeting), one C18, red brick with pantile roof. Planning Inspector acknowledged barn as heritage asset see Appeal Ref: APP/A3010/A/12/2181291.
West View, Town Street	Late-C18/Early-C19	Late-18th/Early-19th century cottage; red brick (rendered) with pantile roof.
Building adj Orchard House, Town Street	Late-C18/Early-C19	Late-C18/Early-C19 cart shed/outbuilding, red brick with pantile roof.
Shenval House, Town Street	Late-C18/Early-C19	Late-18th/Early-19th century cottage; red brick (rendered) with pantile roof.
The Nook, Town Street	Late-C18/Early-C19	Late-18th/Early-19th century cottage; red brick (rendered) with pantile roof.
Former Beck Farm, Townside Lane	Early-C19	Former agricultural buildings, converted into dwellings, red brick with pantile roofs.
Lea Beck Farm, Townside Lane	Early-C19	Early-19th century farmhouse and attached barn, red brick with pantile roof, dentilated eaves, brick arches.
Beverley, Townside Lane	C18	18th century farmhouse, red brick (rendered and painted), central stack and gable stack.

APPENDIX 3: COTTAM LISTED BUILDINGS

Name / Location: CHURCH OF HOLY TRINITY, TOWN STREET

List entry number: 1212380

Grade: II

Details: Chapel-of-Ease. C12, C16, restored 1869 and 1890. Coursed rubble and dressed stone with ashlar quoins and dressings. Slate roof. Nave and chancel under continuous roof, south porch, 4 bays. Chamfered plinth, coped east gable with cross. South side has to east, single setback buttress, 2 setoffs. To west, 2 restored cusped head double lancets with chamfered reveals and coved mullions. To their right, a pair of restored trefoil headed double lancets with chamfered reveals and coved mullions. To right again, single C13 lancet in chamfered reveal. West gable has central C19 double lancet with coved reveal. Above, gabled ashlar single bellcote, 1890, with corbelled base and round headed opening. Windowless north side has to east a setback buttress of 4 setoffs, and to west a C19 buttress, brick and dressed stone. East end has single C19 triple lancet with chamfered mullions and reveal. South porch has chamfered plinth and chamfered pointed arched doorway. Above, shouldered coped gable. Inner south doorway, C12, 2 orders, has deep zigzag, dogtooth band and square scallop capitals. Outer order has roll- moulded head and colonettes with square scallop capitals with wavy bands. Aisleless interior has restored C16 king post roof with arch braces and struts to clasp purlins. 2 tie beams have Classical mouldings. Fittings include font with C19 octagonal base and stem carrying C16 octagonal bowl with panels of Arms, and C18 timber cover with turned knob. Canted traceried timber pulpit on stone base. Plain softwood lectern on turned stem. Late C19 framed benches. East end has plain reading desk, panelled Communion Table and chair, 1934. Monuments include metal plaques inscribed "I am with you alway", "Even unto the end" and "Do this in remembrance of Me". Plaster plaque inscribed "7 2 7 B S 1794". Classical style marble and slate war memorial, 1918. Brass, 1948.

National Grid Reference: SK 81825 80071

Name / Location: FONT HALF A METRE EAST OF SOUTH PORCH AT CHURCH OF HOLY TRINITY, TOWN STREET

List entry number: 1370089

Grade: II

Details: SK 88 SW COTTAM TOWN STREET (west side) 6/32 Font half a metre east of south porch at Church of Holy Trinity G.V. II Font bowl. C14. Ashlar. Octagonal. Carried on octagonal stem, with base inscribed 'Ancient font presented to Church by Archbishop, '1918', and with Vicar and Churchwardens' names. Included for group value only.

National Grid Reference: SK 81838 80067

APPENDIX 4: COTTAM NON-DESIGNATED HERITAGE ASSETS

Property	Period	Description
Grange Farm	Late-C18	Late-18th century (appears on 1796 map) linear cottage, two storeys, red brick (rendered), brick arches, stone cills, dentilated eaves.
Cottam Power Station	1964-1969	Power station built by the Central Electricity Generating Board, construction began in April 1964, railway to site opened 1967, power station opened 1969; comprises large power station building incorporating the boiler house, 190.5m high chimney and 8 x 114.3m high cooling towers, primarily constructed of concrete and steel.
Wesleyan Methodist Chapel, Town Street	1857	Former Wesleyan Methodist Chapel, now dwelling, opened 1857, red brick with slate roof and decorative ridge tiles, timber joinery, side porch, brick arches, date stone on side with inscription "WESLEYAN CHAPEL 1857", stone and brick rose windows on each gable.
Lindum House, Outgang Lane	Early-C20	Early-20th century house, originally called 'The Cottage', two storeys, red brick (first floor rendered), rosemary tile roof, ball finials, brick stacks, original timber joinery.