The dates of buildings are based on data taken from historic maps, written descriptions, and particularly in the case of the more recent buildings, from observation on site. It may not be entirely accurate and in the case of multi-period buildings gives only the date of the main period as evidenced from the exterior.
4.00 HISTORIC DEVELOPMENT

The history of Bawtry has continually been defined by the Great North Road running through it and linking the south with the north of England. From the Middle Ages it was on the strategic route from London to York and formed part of the direct link between the Peak District and Europe. It was once an important coaching stop where horses were changed on the way to Scotland. It had also been an important port on the River Idle since Roman times, navigable from the Humber.

Bawtry was an important river crossing point, port and a thriving market town. Rapid change to the town in the mid-19th century was a result of a booming population and the development of the roads and the river.

Bawtry’s first foundations were established in the 12th century, with the parish church and road structures dating from this period. Previously Roman legions had used the River Idle to distribute goods and personnel and there is ample evidence of occupation in the 3rd century and 4th century AD. Until its establishment as a market town in 1213, any earlier pre-Doomsday settlement was probably centred around the west bank of the river.

Medieval Bawtry was never a fully fledged ecclesiastical parish, but rather was a chapelry, attached to the parish of Blyth (Nottinghamshire). Its location on the county border had led to a number of religious and administrative irregularities through its history.

Bawtry developed rapidly in the 14th century with a strong strategic position both as a port and as a settlement on the Great North Road. It utilized its position to survive troubled times (in the mid 16th century) and continued to develop its river trade in the late 16th century and early 17th century. A variety of heavy goods would come from Peak District and South Yorkshire through Bawtry on the way to Hull and Europe.
Historic Development

Farming played less of a role in the town’s economy than the marketing and distribution of products.

During the late 18th and early 19th centuries Bawtry became a highly prosperous community, with new wealth flowing in to the town from the coaching trade along the Great North Road. Although the opening of the Chesterfield Canal in 1777 brought a considerable decline in the town’s river trade, Bawtry was able to adapt during this period. The construction of a new bridge and many large town houses signified the town’s growing prosperity.

Bawtry remained an important coaching centre between 1780 and 1830, however the introduction of railways in 1848 saw the decline in long distant coaching. Bawtry was able to adapt becoming a ‘feeder’ town with coach services linking to the major railway terminals of Rotherham and Doncaster.
Historic Development

In its most affluent period, the town underwent a major rebuilding programme and even those which were not completely rebuilt were usually given a major facelift. Many of the surviving buildings in the present town centre date from the years 1780–1840. Bawtry Hall, non conformist churches and a number of coaching inns were established during this period.

In the late 19th century Doncaster market gained importance and the railway reduced the scale of the coaching business. The new Town Hall (1890) established a sense of renewed civic pride, however this coincided with a period of decline, as the number of recorded inhabitants dropped off.

During the Second World War, Bawtry Hall became one the main headquarters of RAF Bomber Command. Bawtry has grown in the 20th century particularly due to increase in motor traffic and proximity to A1. Housing has been developed around the centre of the town and there has also been much infilling in the old centre, both for residential and retail uses.

The developments around the Conservation Area in the early 20th century continued the tradition of compact, concentrated and cohesive building form. Even in the post war period, developments have been in local materials and have had some sense of place and context.
Archaeological Potential

Bawtry Conservation Area Appraisal
5.00 ARCHAEOLOGICAL POTENTIAL

There is a great deal of historic material relating to the built and archaeological heritage of the town. The SMR lists contain detailed records of these elements and publications of recent excavations at four spots in the Conservation Area also provide indication of the degree of the multi layered development of the town.

Much archaeological work had been undertaken, mainly on Church Street, revealing several phases of occupation dating from the 13th century to 20th century (Dunkley & Cumbernatch, 1996; O’Neil 2001). St Nicholas’s Church, from which Church Street gets its name, dates from the 12th century and probably provided a focus for the settlement in the early medieval period.
6.01 TOWNSCAPE CHARACTER

The Conservation Area contains many good examples of the mixed building forms which typified this area of South Yorkshire in the 18th and 19th centuries. Although the Conservation Area is relatively compact it can be subdivided into five townscape character areas, all with a mix of residential, retail and employment uses. The character areas share many common characteristics however in terms of density and mix of development, building scale and land use they are all distinctive.

- **A** High Street-Market Place running through the market place as far as South Parade has considerable grandeur of scale, comprising one wide road and many large town houses boasting splendid Georgian detail.

- **B** Church Street–Wharf Street (including Church Walk) is distinguished by a contrast between the modest and grand; the vocabulary of architectural detail is less established, alternating between artisan cottages and Georgian houses.

- **C** South Parade has a consistency of scale and rhythm in terms of both age and form.

- **D** North–western streets (including Top Street, Tickhill Road, Doncaster Street) is defined by the relationship of space to form, with buildings less dominant than in the other areas, with the historic alignment of the Great North Road at this point being of some interest.

- **E** Bawtry Hall and Grounds stand detached from the rest of the town centre and have a distinctive formal and open character.

A detailed description of each character area follows.
Character Analysis
Character Areas

Key:
- Market Place
- Church / Wharf St
- South Parade
- North West Streets
- Bawtry Hall and Grounds
- Conservation Area Boundary

Bawtry Conservation Area Appraisal
6.02 A HIGH STREET-MARKET PLACE

Townscape, views, focal points and landmarks

The High Street possesses an attractive character which is enhanced by the open and central form of the Market Place. This allows for strong views into the building groups on the eastern and western sides, enhanced by the street trees lining the edge of the Market Place.

There are impressive long views along the High Street in a north south direction. One such view is that taken northwards with the Town Hall, Barton and Crown Hotel in the foreground with the Methodist church in the background. The Market Cross and junction by Crown Hotel form two focal points in the space.

The attractiveness of the High Street, is strengthened by the relationship of the Crown Hotel and number 32. The former has a long low front, and the handsome building opposite, has a two bay front with pediment and two bow windows. The one bay attachments on either side forms a striking symmetry and balance to the length of the hotel.

The High Street also benefits from an interesting transition between the scale and mass of the Market Place and the more subtle, indirect connection with the church and the River Idle to the east. Although neither of these features is visible from the High Street, permeability is increased in this direction as Swan Street and Wharf Street offer views downhill, as does Chapel Walk. This creates a change of visual perception and a development in movement which is complemented further by the opening to ‘the Courtyard’ shopping area which is located to the east side of the High Street.

A major landmark is the impressive Market Cross, a Scheduled Monument, which sits on the western side of the market, in front of the Town Hall.

Swan Street also has an interesting character due largely to the contrast of its compact form with the gentle undulating slope of the street. An attractive movement is created by the group form of the buildings on looking east down Swan Street. The shape on the corner of the rounded building (No. 18) to the east offers an interesting termination point.
Character Analysis

Distribution of listed buildings in the vicinity of the High Street

Key
- Grade I Listed
- Grade II * Listed
- Grade II Listed
- Suggestions for Local Listing
- Other Buildings

Looking north-west
Looking north
6.03 B CHURCH STREET–WHARF STREET

Townscape, views, focal points and landmarks

It is the detail of individual buildings such as the Church, Dutch House, Wharf House and Leigh House that gives this area a sense of intimacy and discovery. There are two focal points shown on the Townscape Map. The Church, sits well next to the row of red brick cottages and opposite the Dutch House. The Dutch House too, in its pairing with Wharf House on the corner of Wharf Street, forms a strong focal point to the area.

From this intersection an impressive vista is taken of the Church in an easterly direction with the row of cottages to its south. The Church is a key focal point for the area and is well framed by the surrounding greenery. The approach to the building is impressive from any one of three roads that lead into this area. The view in a northerly direction emphasises both the majesty and the modesty of the building in the foreground set against the cottages on Church Street.

The Church provides a termination point to the north of Church Street. This is reflected in a more modest way at the southern end where the row of small 2 storey cottages (1820) marks the end of Church Street.
Character Analysis

Playing fields north east of St. Nicholas's Church

36-38 Church Street

The Ship Public House

Wharf Farm, Wharf Street

Wharf House

Dutch House on the corner of Wharf Street and Church Street

Wharf Street looking west

Coach House, Wharf Street

Grove House, Wharf Street

Distribution of listed buildings in the vicinity of Church Street & Wharf Street

Key
- Conservation Area Boundary
- Grade I Listed
- Grade II * Listed
- Grade II Listed
- Suggestions for Local Listing
- Other Buildings

View south over the junction of Church Street & Wharf Street

Looking north over Church Street & Wharf Street
6.04 C SOUTH PARADE

Townscape, views, focal points and landmarks

The junction of Swan Street/ South Parade offers a major focal place from which to appreciate the length and breadth of this area. The view taken from this point looking southwards provides a strong indication of the group character looking down South Parade, with the strong enclosure provided by the wall of Bawtry Hall contrasting to the rhythm of the buildings on the eastern side.

Distribution of listed buildings in the vicinity of South Parade

Key
- Conservation Area Boundary
- Grade I Listed
- Grade II * Listed
- Grade II Listed
- Suggestions for Local Listing
- Other Buildings

Looking north east
Looking north towards Bawtry Hall
6.05 D NORTH-WESTERN STREETS

Townscape, views, focal points and landmarks

The gateway into the town from the north is located at the junction of Doncaster Road and High Street.

Strong views are taken to other high points in the Conservation Area. Most noticeable is the vista over the Granby towards the tower of the church in the background.

The Hospital building is set back slightly from Tickhill Road opposite the junction with Top Street. The Pemberton development on the south side will have a lasting impact on the Chapel’s setting.

Methodist Church

A638 and A614 junction

School House, Doncaster Road

Looking north along Doncaster Road

Doncaster Road

Peake’s Croft

Distribution of listed buildings in the vicinity of Tickhill Road

Looking south at Doncaster Road & Tickhill Road Junction

Looking north at Doncaster Road & Tickhill Road Junction

Key
- Conservation Area Boundary
- Grade I Listed
- Grade II * Listed
- Grade II Listed
- Suggestions for Local Listing
- Other Buildings
6.06 E BAWTRY HALL & GROUNDS

Townscape, views, focal points and landmarks

Bawtry Hall and its grounds are located to the south west of the town centre and stand detached from it. The Hall, the associated outbuildings, the grounds, and the new development at Pemberton Ings are all largely obscured by the canopy of large mature trees, the park wall and adjacent town centre development.

The formal late 18th century design of the Hall and open parkland setting are in contrast with the informal and dense urban character of much of the centre of Bawtry.

Recent development has managed to retain and reuse outbuildings, retain mature trees and avoid compromising the setting of the Hall. The grand axial view of the Hall, and its principle facade, is gained from what is now the secondary entrance from South Parade. The main vehicular access route is from Tickhill Road to the rear of the Hall which appears as a less satisfactory composition both architecturally as in terms of its relationship with the adjacent spaces.

The southern elevation of the Hall relates to the formal garden and relates to the extensive and open grounds to the south.
Character Analysis
6.06 INTERRELATIONSHIP OF SPACES AND KEY VIEWS

Understanding of the Conservation Area is influenced by the railway and river to the East and the three A roads (A614, A631 and A638) that feed into the town at the northern and southern ends. A number of road junctions within the Conservation Area (ie High Street, A614, A638; Tickhill Road, Top Street; Swan Street, Church Street; Gainsborough Road, South Parade) have been engineered with little consideration being given to their impact on the historic character of the town.

The northern, western and eastern edges of the Conservation Area are bounded by residential development. The southern edge of the Conservation Area is marked by open countryside. South Parade, Swan Street and High Street contain the civic and retail focus of the town. This is in distinct contrast to the quiet residential areas of Wharf Street and Church Street to the east and the employment land mixed with residential along Top Street to the west.

The residential activity is generally found on all streets with the exception of Market Place and South Parade, where retail and commercial activity is dominant. The streets to the west of the High Street offer less enclosure and are characterised by a mix of employment and residential land use.

The layout of Bawtry Conservation Area is defined by its regular street grid. High Street acts as a spine running north–south through the centre of the area, on to which other roads join and from which townscape features are visible. Church Street runs parallel to High Street and provides an important counter space in defining the north–south movement of the area.

A sense of limited private open space is given by a number of rear gardens, in particular the areas where the narrow burgage pattern has been modified (Wharf Street) or views are available over walls (Church Street and Church Walk). The setting allows for views to be taken of individual as well as groups of buildings.

The variety of height, materials and architectural design within the principle elevations are readily appreciated from the roadside in the Market Place. Although the tight grain of the buildings on the street does not allow for full views into their gardens, there are a number of places where glimpses can be taken between buildings.
Land Use

The High Street together with the Market Place is an area dominated by retail and office use containing a number of altered Georgian town houses.

Church Street has the greater number of small scale (2–storey) worker’s cottages that historically were rented out to poorer lodgers, who were in the service of the river, railways or traders who lived ‘uptown’. The current use of the buildings is in keeping with its historic precedents, as most are occupied as single family dwellings.

Wharf Road is marked at its eastern end by the approach to the Church and at its western end, the High Street. Wharf Street is characterised by a few large detached houses set further back from the road than on the other roads. This space is most active with pedestrians rather than cars being the central form of movement.

The buildings and land around Swan Street and South Parade are inextricably linked to Bawtry Hall and the town centre. The buildings are typically split between retail on ground floor and accommodation above and many have undergone conversion to flats. The religious and community use of Bawtry Hall is the exception.

The Tickhill Road and Top Street area has a number of inconsistencies. It has a common topography as it is on the shallow sloping western edge of the valley for the River Idle. Towards the Bawtry Hall end, there is open grassland, rear gardens of properties on Cavendish Close and a disused warehouse to the west. There is a mixture of dense vegetation, roadways and an assortment of outbuildings in the area. The northern part of the area is dominated by late 20th century residential development. The Top Street area contains a mix of employment and residential uses.
Trees, Greenery and Open Space

Street trees, both mature and younger specimens growing along the south west end of the High Street, make a positive contribution to the setting of the Conservation Area, especially those that have been placed on the wide pavement fronting the shops. The trees emphasise the predominantly retail character of the area and add to the sense of enclosure.

There are noticeably fewer trees at the northern end of the High Street and only the canopy of trees adjacent to the Methodist Chapel and the Pinfold provide significant greenery. Another view of green spaces from a public vantage point is towards the walled enclosure of Bawtry Hall in a southerly direction.

Due to the development of tightly knit block of townhouses to the east and west there are only occasional glimpses between buildings or into rear garden areas. There are minor views through arches of some buildings and to the side of the shopping courts (Dower House), resulting in a panorama of the sky against the undulating roofline of the buildings.

There are no front boundaries between private and public space. Parking restrictions are controlled with metered parking available in the market place. A large car parking sign dominates the space by the Market Cross.

The large car parking area adds little to the setting of the group of listed structures and the overall context. Indeed, views towards the key elements on the ground floor (west side) can be easily obliterated on a moderately busy day.
Wharf Street is an attractive wide street, mainly two storey with some modern infill set back from the road. Apart from the buildings at the top of the street that abut the pavement line, there are basic front gardens. Along Wharf Street there are gaps between buildings and views over walls that allow glimpses through to a canopy of trees in private gardens.

There is a mix of brick walls and wooden fences enclosing private gardens along Church Walk, with glimpses of trees in the rear gardens of the houses available either side of the footpath. St. Nicholas Way runs down the side of the church, with a hedge on one side and the churchyard on the other, offering an attractive route around the church.

The house frontages on Church Street are generally modest and the spaces between buildings are generally fenced, offering some sense of enclosure to the street. Garden trees and shrubbery are presented behind some of this walling. Low brick walls generally front the areas occupied by industrial and mechanical operations on the east of Church Street.

There is a major area of open space to the east and north of the Church, occupied by a number of mature trees. In the foreground a set of pylons detract from the quality of the view.
Greenery in the area around Swan Street and South Parade is dominated by the tops of the trees above the wall of Bawtry Hall. The trees of the park are only slightly discernible behind the walls. There is also a wide view out to the open area of the fields to the west of the town along Gainsborough Road.

The open space on Top Street is partially defined by car parking and employment sites. The alignment of the street is the only clue to the existence of the Roman Road that once drove along this land in a northerly direction.

The canopy of trees enclosing the Methodist Chapel and pinfold at the junction of High Street provide a swathe of greenery. This is enhanced at the Doncaster Road junction by the landscaped frontage to the School House which defines the point of arrival to Bawtry Conservation Area.

There are no formal public green spaces within the bounds of the Conservation Area. There are however a number of publicly accessible green space that have no formal function including the green adjacent to the library and the open space adjacent to the Community Centre on Station Road.

The Crown Hotel
Character Analysis

Good Townscape Quality

The continuous frontage lines and block patterns are retained and contain a diverse but cohesive and unified range of buildings. Streets and public open spaces are well defined and contained by the buildings that front and enclose them.

Intermediate Townscape Quality

Late C20th development which often ignores context can result in inoffensive but ‘placeless’ development which could be anywhere. In addition areas containing high quality buildings are undermined by weak and ill considered neighbouring development.

Poor Townscape Quality

Townscape quality is weakened where the historic frontage lines and block patterns have been interrupted or destroyed by clearance to make way for highways improvements or surface car parking.