

BELPH CONSERVATION AREA



Appraisal and Management Plan

Adoption Draft

GRAHAM CLARKE
HEAD OF PLANNING

July 2008

This document addresses the following corporate aim:-



EQUALITIES STATEMENT

This document is available in large print and other formats from any of the Council Offices or by contacting the Strategy Directorate on 01246 242268. Please bear in mind we will need a few days to arrange this facility.

If you need help to read this document please do not hesitate to contact us.

PROVIDING ACCESS FOR ALL

If you need help understanding any of our documents or require a larger print, audio tape copy or a translator to help you, we can arrange this for you. Please contact us on the telephone numbers at the bottom of the page:

POLISH

Jeżeli potrzebuje Pan/i pomocy w rozumieniu tych dokumentów lub chciałby je Pan/i otrzymać większym drukiem, na kasiecie audio lub skorzystać w tym celu z pomocy tłumacza, jesteśmy to Państwu w stanie zapewnić. Prosimy o kontakt pod numerami telefonów na dole strony.

ITALIAN

Se avete bisogno di aiuto per capire qualsivoglia dei nostri documenti o se li richiedete a caratteri grandi, o volete copie registrate, o necessitate di un traduttore per aiutarvi, noi possiamo organizzare tutto ciò. Per favore contattateci ai numeri di telefono che troverete in fondo a questa pagina.

CHINESE

對於我們的文件，如果你需要幫助使能明白文件的內容，或者需要大字體印刷、錄音帶的格式，又或者需要傳譯員的幫助，我們都能夠為你安排。請用頁下的電話號碼與我們聯絡。

URDU

01246 242407 or 01246 242323.

Other Equalities information is available on our web site.

www.bolsover.gov.uk or by e-mail from equalities.officer@bolsover.gov.uk

Minicom: 01246 242450 Fax: 01246 242423

Contents

	Page number
Introduction	4
Belph Conservation Area map	6
Part 1) Appraisal	7
Introduction	7
Summary of Character	7
Assessment of Special Interest	8
• Historical Development	8
• Archaeology	9
Character Areas	
Mill Wood Lane Area	11
• Key Element - Traditional Building Materials and Details	12
• Key Element – Contribution of Buildings	15
• Key Element – Green Open Spaces	19
• Key Element – Features of the Public Realm	20
• Key Element – Views	22
Penny Green and Water Lane Area	25
• Key Element – Landscape Setting	26
• Key Element – Buildings; Uses, Materials and Local Architectural Details	27
• Key Element – Views	31
• Key Element – Water Lane	32
Features of Interest	33
Features of Interest Map	35
Part 2) Management Plan	36
Introduction	36
Protecting the Existing Historic Fabric	37
Legislation and Policy	37
Further Guidance on Development in the Conservation Area	39
Enforcement and Monitoring	40
Buildings Needing Both Urgent and Non-Urgent Repairs	41
Enhancement Schemes	44
Monitoring Indicators	46
References	48



Introduction

Conservation areas are defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

The Belp Conservation Area was designated in February 1979. As a result of this designation the Council is required to publish proposals for the preservation and enhancement of the conservation area. The Belp Conservation Area Appraisal and Management Plan has been prepared in accordance with this.

The Role of Conservation Area Appraisals and Management Plans

Conservation Area Appraisals and Management Plans do not form part of the Development Plan but do provide part of the evidence base for the emerging Bolsover Local Development Framework documents.

In addition to this, Bolsover District Council will adopt Conservation Area Appraisals and Management Plans that have been prepared with public participation as a material consideration so that they are taken into account when a determination is to be made under the planning Acts.

Public Participation in the Preparation of the Conservation Area Appraisal and Management Plan

The preparation of this document commenced in January 2008 and has been carried out under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with the Council's Statement of Community Involvement.

Initial stakeholder consultation took place in January 2008. The issues raised during this exercise were considered and informed the preparation of the draft Appraisal and Management Plan which was presented to the Council's Planning Committee at its meeting on 19 March 2008. At this meeting it was resolved that the draft Belp Conservation Area Appraisal and Management Plan be issued for a public participation exercise.

The public participation exercise ran from 24 March 2008 to 18 April 2008 and was carried out in accordance with the proposal agreed at Committee. The public meeting was held on 7 April 2008 at Hodthorpe Primary School.

Following consideration of the representations received during this exercise, a revised Appraisal and Management Plan is due to be reported to the Planning Committee at its meeting on 18 June 2008, together with a summary of the main issues raised during the public participation exercise and how these were addressed in the document.

Content and Document Period

The document is comprised from two separate but complementary parts:

Part 1) Conservation Area Appraisal

This part defines the character and appearance of the conservation area and identifies those elements which make important contributions to the character and appearance. It also identifies threats that could be detrimental to, and opportunities to enhance, the character and appearance of the conservation area.

As part of the appraisal process unlisted buildings of merit and other features which contribute to the special architectural or historic interest of the area have been identified and are listed in the Features of Interest section, though omission from this list does not imply that other features are not of significance.

Part 2) Management Plan

This part includes policies and proposals derived from the contents of the Appraisal that seek to preserve and enhance the character and appearance of the conservation area.

To remain relevant, Conservation Area Appraisal and Management Plans need to be reviewed and kept up to date and Bolsover District Council intends to review these documents every five years. Therefore, the period of coverage is five years from publication, although the Appraisal and Management Plan will remain relevant beyond this period until reviewed.



Belph Conservation Area



This copy has been produced specifically for Planning Services. No further copies may be made. Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. Copyright © Crown Copyright and the Ordnance Survey Licence Number 100016236. Bolsover District Council

PART 1: CONSERVATION AREA APPRAISAL

Introduction

The hamlet of Belp is located in the north east of the Bolsover District in close proximity to the Derbyshire and Nottinghamshire border. It is situated in the Whitwell parish and is approximately 1 mile south east of Whitwell and 5 miles south west of Worksop. Belp lies to the west of the A60 which links Worksop and Mansfield.

Belp is a rural hamlet comprised of small clusters of buildings amidst an expanse of agricultural land. The conservation area encompasses the earliest settlement area; a nucleus of buildings centred around Mill Wood Lane; a smaller groupings of buildings known as Penny Green which developed primarily from the nineteenth century onwards; and Water Lane the old Whitwell to Welbeck road which forms a link between the two areas. A large proportion of the land and buildings in Belp are in the ownership of the Welbeck Estate.

Summary of Character

Belp is a dispersed, attractive hamlet which retains the rural character of a farming hamlet in the 1800s due to the survival of many of the buildings in the local vernacular style of architecture, the open plan form created by the low building density and undeveloped green spaces, and views of the surrounding agricultural landscape.

The topography of the area and the use of the land for agricultural purposes, particularly in the post-enclosure period, have had a defining influence on the development of Penny Green as a separate entity to the Mill Wood Lane Area at either end of Water Lane. As a result of this, the conservation area can be divided into two character areas: the Mill Wood Lane Area and the Penny Green and Water Lane Area which share a sense of place particularly due to the views between them, but they have their own character which reflects the historical development of the two areas.

Throughout the conservation area the key characteristics to be preserved are:

- The consistency of building materials; magnesian limestone and clay pantiles.
- Low building density; properties are few in number and located on large plots in proportion to the scale of the building. Therefore green spaces and trees are interspersed throughout the area and are important features of the rural setting.
- Stone boundary walls, attractive gardens, and several buildings which abut the road all contribute to the street scene.
- Across fields are characteristic of the limestone plateau in this area of the district and provide frequent opportunities to view the conservation area and the surrounding area.
- The topography of the limestone plateau and the use of land for agriculture provide opportunities for expansive views across the surrounding fields.
- These fields are bordered by hedgerows which indicate the process of enclosure which occurred in this area.

ASSESSMENT OF SPECIAL CHARACTER

Historical Development

The hamlet of Belp was established in a forest clearing as a small subsidiary settlement to Whitwell, possibly by 1086. The surrounding area which today forms the county boundary with Nottinghamshire was heavily wooded until at least the mid-twelfth century.

It seems likely that Belp was colonised from Whitwell and was originally part of that lordship. As the manor of Whitwell was subdivided, the land between Belp and the site of Welbeck Abbey was acquired by Richard le Fleming the descendent of one of William I's followers Joce le Fleming. Richard's son Thomas of Cuckney acquired Belp itself, which is separated from Whitwell by Belp Moor and as a result was possibly sold of willingly by the lord of Whitwell. Thomas later founded Welbeck Abbey in 1153, after which he bequeathed the abbey, Belp and the land between the two to the canons at Welbeck.

The first recorded reference to Belp is between 1154 and 1167 when the settlement was referred to as 'Bohl'. By 1179 it occurs as Belgh, for which two possible meanings have been suggested that are derived from Old English words; 'Belge' meaning 'roaring river' though this has been disputed because only a small stream flows through Belp today, and 'Belg' meaning 'bag' which may be a topographical reference to the area in which Whitwell and Belp are located. It was not until the 1590s that the hamlet was referred to as Belp(e).

Belp was very small, housing peasant tenants who farmed the surrounding lands which were used primarily for grazing with only sufficient arable for their own needs. The cottages probably also housed estate workers such as the wood men and gardeners. The name Belp is likely to have only referred to the hamlet itself, whereas the surrounding lands were known as Hirst, derived from the Old English 'hyrst', a wooded bank.

As a tiny settlement, Belp was an integral part of the Welbeck Estate and as a result there is little reference to Belp after this period until 1846. Following the dissolution of the monasteries, Belp passed with Welbeck to Richard Whalley who was granted the estate by the Crown in 1539 and later sold Welbeck in 1559. Between the late sixteenth and early seventeenth century the Welbeck lease passed from Gilbert Talbot, 7th Earl of Shrewsbury to Sir Charles Cavendish, Bess of Hardwick's third son, and remained in the Cavendish family.

The association between Welbeck and the Portland Dukedom began in 1734 when the 2nd Duke of Portland acquired the Estate as a result of his marriage to Margaret Cavendish Harley. However, Welbeck did not become the main family seat until the 4th Duke of Portland (1809-1854) sold the family's Buckinghamshire estates. The 4th Duke's priority was the management of his estates and it would appear that Belp benefited from this.

The 4th Duke was a progressive agriculturalist and as such, seems to have played a key role in the final phase of the enclosure of land in the Whitwell and Belp area. The enclosure of lands in Whitwell had been taking place since the sixteenth century and was largely completed in the open fields by 1813 when the Duke of Portland exchanged lands in Great Barlow for lands in the parish of Whitwell owned by the Duke of Rutland. It seems likely that the two Dukes came to an agreement that the parliamentary enclosure of the remaining common and wasteland should take place in the parish and the following year the Whitwell Enclosure Act was passed. The Whitwell Enclosure Award shows Belp to be an area of early enclosure surrounded by greens.

Most of the buildings in the hamlet date from the eighteenth and early nineteenth centuries. The Enclosure Award and the 1839 Whitwell Tithe Map show that the Mill Wood Lane area of Belp closely resembles the settlement pattern seen today, as Springfield Farm and several of the cottages appear on the map. However, it is during the 4th Duke of Portland's time and the post-enclosure period that the smaller settlement at Penny Green took shape. The 4th Duke of Portland's influence in Belp during this period is indicated by the naming of the Portland Arms public house on Belp Road (now Station Road). Penny Green Cottages date from the mid- nineteenth century.

Directories provide an insight into the development of Belp. In 1846 Belp was described as a dispersed hamlet which included a blacksmith's shop, the Portland Arms and three farms, two of which were Springfield Farm and Belp Grange. Only limited development was recorded as taking place in the directories in the late nineteenth and early twentieth centuries.

By the late twentieth century only one new property had been built, whilst several buildings along Mill Wood Lane had been removed. By this period Belp had become a largely residential hamlet as The Portland Arms had closed by 1922 and the decline of the agricultural industry is epitomised by Springfield Farm which is vacant and in need of repair today. Despite this, the character of Belp is largely derived from its agricultural origins.

Reference:

Derbyshire County Council, *Archivist Notes: Belp*
Whitwell Local History Group, *Whitwell: A Parish History*

Archaeology

Two sites in the Belp Conservation Area are listed on the Sites and Monuments Record (SMR), the principal source of information about unscheduled archaeological sites in Derbyshire (see Features of Interest map).

A possible mill or industrial building has been reported at the Springfield Farm location, though this was not visible when the area was surveyed in 1977. The footway known locally as Water Lane between Springfield Farm and Penny Green Cottages was once part of a road which linked Whitwell with Welbeck, and a metalled surface of tightly packed limestone has been uncovered below the present surface. Evidence suggests that this road may have formed part of the cart-road referred to in the twelfth century and

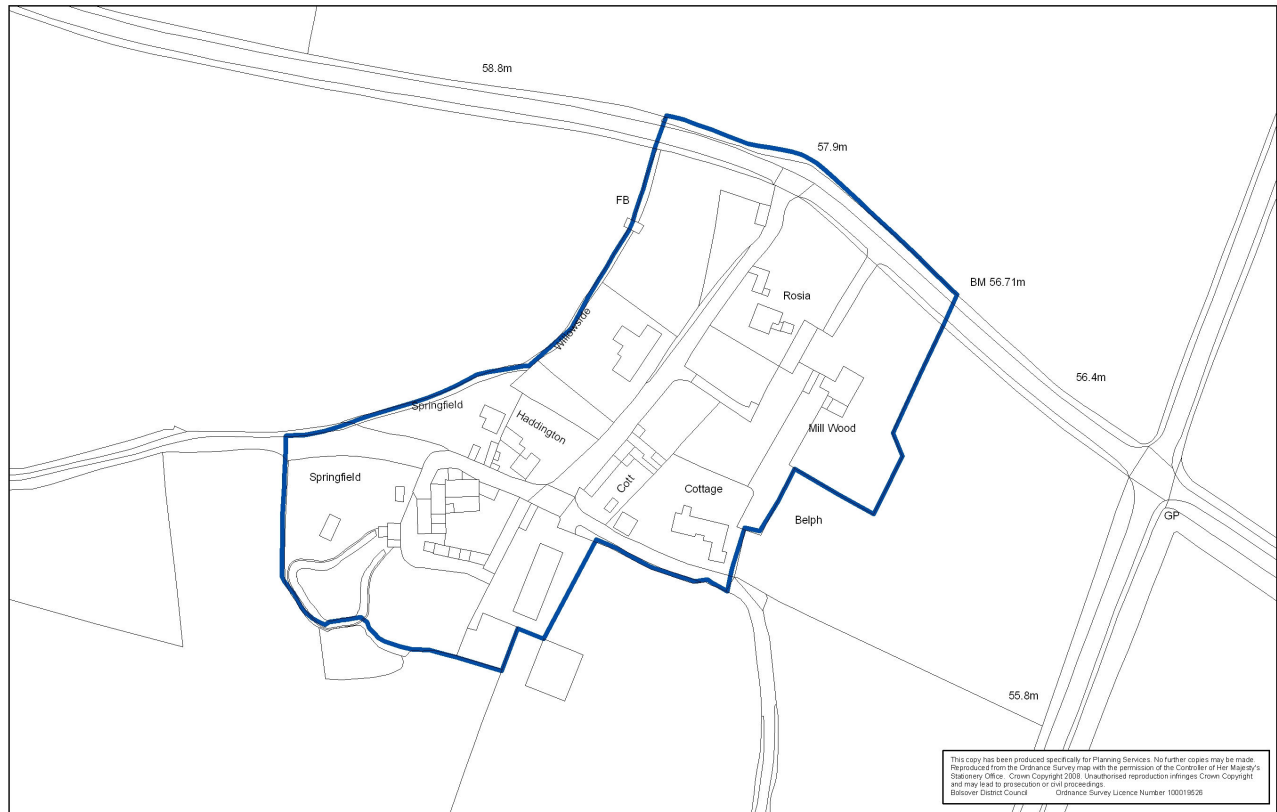
was probably used to transport limestone quarried on Belp Moor to Welbeck to be used for the construction of the abbey, the church and other buildings.

Reference:

Whitwell Survey Team Report, *Belp Medieval Cart Track*

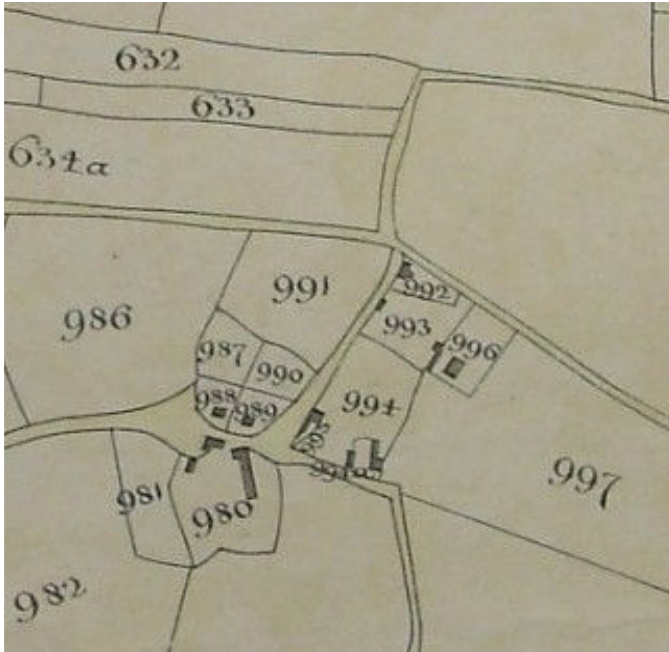
CHARACTER AREAS

Mill Wood Lane Area



The earliest and largest grouping of properties in Belph are centred around Mill Wood Lane. Today this is a small nucleated settlement which lies off Station Road with two footpaths leading off from the south known locally as Water Lane and Harlots Way, the latter referring to the beggars which used this lane to travel to the Abbey in the medieval period. However this settlement pattern was not always the case as Water Lane and Harlots Way once formed part of the Whitwell to Welbeck road and as a result, the Tithe Map of 1839 shows that this area of Belph appeared as a linear settlement, with development largely focused around the junction of Water Lane and Mill Wood Lane.

This character area has retained the traditional rural character of a farming hamlet in the 1800s due to the survival of Springfield Farm and several cottages built in the local vernacular style, minimal unsympathetic, modern development, the relationship between the low building density and open spaces, and the views of the surrounding agricultural landscape.



Whitwell Tithe Map 1839 © Derbyshire Record Office, Derbyshire County Council

Key Element – Traditional Building Materials and Details

The consistency of the building materials, details, and scale reflect the local vernacular style of architecture and collectively create a strong visual impact.

Belph lies on the band of magnesian limestone which runs along the Derbyshire and Nottinghamshire border and north through Yorkshire. Almost all of the buildings in Belph are constructed of this stone which can vary in colour from pink to a cream, buff colour. This has weathered to a pale grey colour in places in Belph. In most cases the magnesian limestone is coursed rubble of varying sizes. By the late nineteenth century more regular courses of larger squared stone was used.



Magnesian limestone varies in colour

Due to the availability of local stone, brick is used sparingly in this area of Belp and mainly for the construction of outbuildings, nineteenth century extensions and chimney stacks.

Roofing

Most of the buildings are two-storey in height and have a simple pitched roof, though the roof shape has been altered to the rear in many cases as the buildings have been extended. Red clay pantiles are the most common roofing material, however natural blue slate has been used at Mill Wood House, the extension to Springfield Farm and several outbuildings. The colour of these traditional roofing materials contrasts well with the magnesian limestone.



Springfield Cottage in the local vernacular style

The chimney stacks are generally built of brick and located on the gable ends. Rainwater goods are fixed directly to the masonry on rise and fall brackets with no fascias or barge boards in most cases. Cast iron rainwater goods contribute to the traditional appearance of the building however these have been replaced with plastic rainwater goods in places. The rainwater goods and fixings are black in colour, with the exception of Mill Wood House, and therefore where replacements have been made it would be beneficial if they were also black.

Windows

The type of fenestration is a key factor which influences the overall appearance of a building. Where original windows remain or replacements are traditional in design and constructed of timber, they make a significant contribution to the character and appearance of a building and the conservation area.



Horizontal sliding sash windows with projecting sills



Twelve and six-pane sliding-sash windows at Springfield Farm

In Belph the windows are largely constructed of timber and are generally traditional in design. In this area there are several examples of horizontal sliding-sash windows and side opening casements. Horizontal sliding-sash windows are also known as 'Yorkshire' sliding-sash windows, a regional variety in buildings of simple vernacular design in stone-built areas. Vertical sliding-sash windows are used mainly for nineteenth century extensions and alterations, in particular at Mill Wood House and Springfield Farm. There are examples of the earlier six-over six or twelve-pane sliding-sash windows. During the nineteenth century larger panes of glass became cheaper to produce and as a result, the six-pane sliding-sash windows and the two-over-two sliding-sash windows are used.

The windows are typically finished with segmental arches or squared stone lintels, except where the windows on the upper storey are positioned directly below the roof line. Stone cills which project from the wall are also a common feature.

The influence of Welbeck Estates as the principal landowner has meant that the character and appearance of the conservation area has largely been preserved. However, in certain limited instances a variety of window styles have occurred, particularly non-traditional styles which has had a detrimental effect on the appearance of the building. In some cases in Belph up to three different window styles can be seen on the same elevation.

Opportunity

A consistent window style on each elevation would improve the appearance of a building and the area as a whole.



Variety of window styles

Threat

The character and appearance of the area can gradually be eroded by inappropriate development under permitted development rights and the replacement of prevailing traditional building materials and styles with modern alternatives which do not reflect the local vernacular style.

Key Element - Contribution of Buildings

The historic core of the settlement shown on the 1839 Tithe Map largely remains. During the nineteenth century a limited number of new cottages were built to house agricultural labourers and Estate workers, whilst development also occurred in the form of extensions and outbuildings to support the changing needs of the residents. Only one residential property has been built since the nineteenth century, though several buildings no longer exist. Overall, a significant proportion of the farmhouses, barns, cottages and outbuildings survive which reflect the agricultural origins of the hamlet, the development in the 1800s, and contribute to the rural character of the area. Many of these buildings have been identified as unlisted buildings of merit which make a positive contribution to the special architectural or historic interest of the area. These buildings are identified in the Features of Interest section and map.

Mill Wood House dates from the late eighteenth, early nineteenth century in an architectural style which conveys an element of grandeur that is not present elsewhere in Belph. Its location, separate access road, the orientation of the building with the façade facing away from Belph, and the variations in building materials and details all set the property apart from the cottages and agricultural buildings on Mill Wood Lane. It is built on a larger scale and has a symmetrical façade with large windows, stone chimney stacks with decorative detailing, and stone porch. The stone building to the rear, high stone boundary treatment adjacent to Station Road with archway and decorative iron gate, and the large Cedar tree overlooking Station Road all contribute to the character of the property and the appearance of this area of Belph.



View of Mill Wood House from the A60



Cedar tree and boundary treatment

Most of the cottages on Mill Wood Lane once housed farm workers and represent a significant phase of the social and economic development of Belfh. Haddington and Springfield Cottage were both built in the late eighteenth century and as a result the original buildings are very similar in design although this is less of a feature today due to recent alterations such as the addition of the extended porch at Haddington.



Haddington



Springfield Cottage

Opportunity

There was once a property adjacent to Rosia Cottage, and whilst this has been removed, the access to this property remains. A replacement dwelling for the property once located on this site may enhance the conservation area by restoring the historic settlement pattern and through improved maintenance of the open spaces and the boundary treatment along this section of Mill Wood Lane.

The positive contribution that the earlier buildings make to the street scene is evident in the centre of the conservation area where The Cottage and Linden Cottage border Mill Wood Lane facing Haddington. The street scene is enhanced by the consistency of the building materials and the orientation of the row of cottages which abuts the road.



The Cottage and Linden Cottage

Springfield Farm is important as the only farmstead in the conservation area and one which retains its original outbuildings. The original house and farm buildings date from the eighteenth century with nineteenth century additions and adhere to a traditional farmstead plan in an arrangement enclosing a square yard. The alterations and extensions occurred during an important period of farm building development in England and are easily identifiable by the use of brick. The farmhouse is a prominent building due to its height, steeply pitched roofs, large gable end, and the close proximity to the road.



Springfield Farm

Threat and Opportunity

Springfield Farm is currently vacant, in a poor state of repair, in danger of further deterioration and is overgrown with vegetation. In their present condition the buildings detracts from the appearance of the conservation area and this is exacerbated by the scale and presence of the farmhouse. The buildings could make a positive contribution to the character and appearance of the area once repairs are made and the vegetation cleared.

Outbuildings can often reflect the economic development of the area. The barn adjacent to Station Road is an example of this and once formed part of a small group of buildings at the entrance to Mill Wood Lane, though only the barn remains today. It is in a prominent location and immediately indicates the agricultural origins of the hamlet and the local vernacular style, using both magnesian limestone and clay pantiles. However, this disused barn is in need of repair, is overgrown with vegetation and does not create a favourable first impression of the area on the approach from Station Road. Similarly, the outbuilding to Rosia Cottage is heavily overgrown and is clearly visible from Mill Wood Lane.



Barn adjacent to Station Road



Outbuilding at Rosia Cottage

Threat and Opportunity

In its present condition the barn and outbuilding at Rosia Cottage detract from the appearance of the area and are a poor reflection of the local vernacular buildings elsewhere in Belph which are well maintained. They could make a positive contribution to the area once repairs are made and the vegetation cleared.

Key Element – Green, Open Spaces

The Mill Wood Lane area is a compact settlement covering 2.6 hectares. Despite its small size it has an open plan form due to the low building density as properties are few in number, are dispersed throughout the settlement area, and occupy plots which are generally large and irregular.

As a result of this settlement pattern, the green open spaces between the buildings; the gardens and undeveloped private land are an important feature of the conservation area. These spaces often have an attractive appearance created by trees and other vegetation which also often serves as natural boundary treatment, screening properties from each other in some cases. The open plan form and the attractive appearance of some of these areas can be attributed to Welbeck Estate's land management policy which has sought to maintain under-utilised land by including more open space and larger gardens in tenancies.

The open spaces create distance between the properties and it is this, combined with the reduced visibility of certain properties sheltered by trees, which contributes to the rural character and appearance of the area. Therefore, the important open spaces are those that contribute to the open plan form, enhance the street scene due to their attractive appearance, and also those that provide an opportunity to view the wider landscape beyond.



Important open space at Rosia Cottage

Key Element – Features of the Public Realm

The public realm comprises Mill Wood Lane, Water Lane and Station Road and generally complements the rural character of Belp. Stone boundary treatment is the most common form of demarcation between public and private areas which provides continuity in the streetscape and is a key characteristic of the area.



Mill Wood Lane



Threat

If sections of the stone boundary treatment were removed or replaced with non-traditional boundary treatment which would not be in keeping with the area this could lessen the contribution that the boundary treatment makes towards the character and appearance of the area and may detract from the area.

Opportunity

There are places where the present boundary treatment could be replaced with the traditional stone boundary treatment to better reflect the character of the area.

From Station Road, extensive views to the north are possible, however along Mill Wood Lane the views of the surrounding landscape are less frequent and the area is more enclosed as a result of this and several other factors:

- The lane itself is narrow and without footways. Only a very narrow grassed area divides the road from the boundary treatment.
- The boundary treatment is primarily stone, often with additional screening provided by trees of various species. These features are high in places and reduce or prevent visibility beyond.
- The Cottage, Linden Cottage, Springfield Farm and several outbuildings abut the road. The farmhouse at Springfield Farm is also a tall building which accentuates the enclosure.

The internal view of this street scene has been identified as an important view because the features of the lane outlined above all contribute to the rural character of the area. However, the two barns at the end of Mill Wood Lane are an inappropriate visual stop and overshadow the immediate area. They detract from the appearance of the area due

to their scale and the contrast between the modern materials used and the traditional building materials used elsewhere in Belph.

Opportunity

The two barns are no longer in use. Removal of these buildings would enhance the appearance of this area and improve the views of the surrounding landscape.



Barns to the south of Mill Wood Lane



Opportunity for public realm improvement work

Threat and Opportunity

There are areas and features of the public realm which could benefit from an enhancement scheme. The narrow grassed verge bordering Mill Wood Lane has become overgrown with vegetation near Station Road. The area outside Springfield Farm also has an untidy appearance and is in need of maintenance.

The street lights in the conservation area are of a modern design which if replaced with a more traditional design could better reflect the character of the area.

Key Element - Views

As a dispersed settlement situated on the limestone plateau and encircled by fields, middle and long distance views are integral to the character of Belp and are important in order to retain strong links with the surrounding landscape.

Views in to the Mill Wood Lane Area

Views are possible from various aspects and in the immediate area are limited only by the hedgerows lining the roads, particularly during the summer when the foliage can prevent views beyond in places. Mill Wood House is a dominant feature on the approach to the conservation area from the east, and as a fine building, indicates the special architectural and historical interest of Belp. It is sheltered by trees and largely obscured from view once within the conservation area but the façade is clearly visible from the A60 and Station Road during the winter, though more limited during summer.



Mill Wood House

The surrounding fields and the important open spaces adjacent to Station Road provide views of several stone buildings with red clay pantile roofs which can be seen nestling amongst the trees. The boundary treatment is generally low along this section of Station Road and as a result the attractive appearance of the land which accompanies Rosia Cottage is clearly visible. It is this combination of local vernacular buildings and the consistency of the building materials used, the open spaces, and greenery which contribute to the rural character of the area and therefore the important views into the area capture all of these elements.



Views from Station Road

Views out of the Mill Wood Lane Area

The small scale of the settlement, the spaces between the buildings created by the large and irregular plot size and shape, and the fields surrounding Belpth all ensure that, with the exception of a section of Mill Wood Lane, the landscape is never far from view. The important views from this area are mostly those that reinforce the link between this group of buildings on Mill Wood Lane and the surrounding landscape, indicating the agricultural and historical development of the wider Belpth area.



View to the east with Belpth Grange in the distance

Across the fields, clusters of development can be seen on the horizon when viewed from Station Road and the public footpath which runs along the western boundary of the character area. The stone farm buildings of Belpth Grange lie to the east against the backdrop of Mill Wood. Views of Penny Green to the west, and Hodthorpe to the north west can also be gained. Although the dispersed nature of Belpth is fundamental to the character of the conservation area, this visual link between the Mill Wood Lane and Penny Green areas is important in order to retain a sense of unity.

The most striking views are to the east towards the tree line of Mill Wood, particularly when the sun rises above the tree line. The linear arrangement of the trees is in stark contrast to the expansive views across fields seen elsewhere in the conservation area.

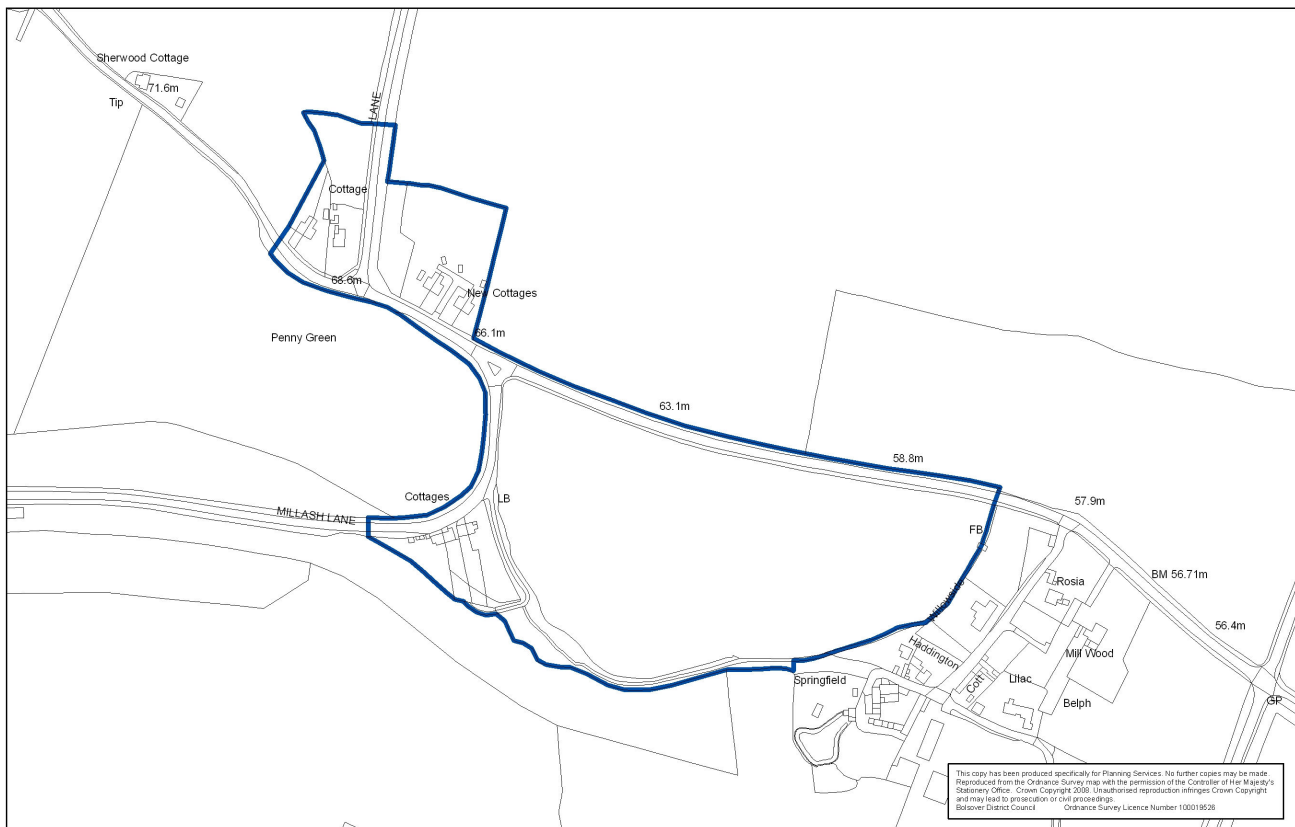


View towards Mill Wood

Penny Green and Water Lane Area

The agricultural origins of the hamlet and the impact that this industry has had on the landscape and the pattern of development of Belph is integral to the character of the conservation area, and particularly evident at Penny Green. Indeed, Penny Green was essentially an area of greens surrounded by land used for agricultural purposes which was intersected by several roads until the early nineteenth century.

During the first half of the nineteenth century Belph appears to have benefited from the management of the 4th Duke of Portland. During the post-enclosure years this very small, linear settlement began to take shape when the Portland Arms and Penny Green Cottages were built, unlike the Mill Wood Lane area which was well established by the early nineteenth century. However, the agricultural origins of the area continue to influence the character of the area, and the landscape in which Penny Green is located remains a dominant feature.



Key Element - Landscape Setting

Belph lies on the limestone plateau which runs along the Derbyshire and Nottinghamshire boundary in this area. This was once a densely wooded area as indicated by Mill Wood and Whitwell Wood, however over time this deciduous forest has been largely cleared for cultivation. Today the Belp area is an expanse of agricultural land which is characterised by fields, hedgerows and some trees, upon which pockets of development lie. It has an open aspect as a result of these factors.

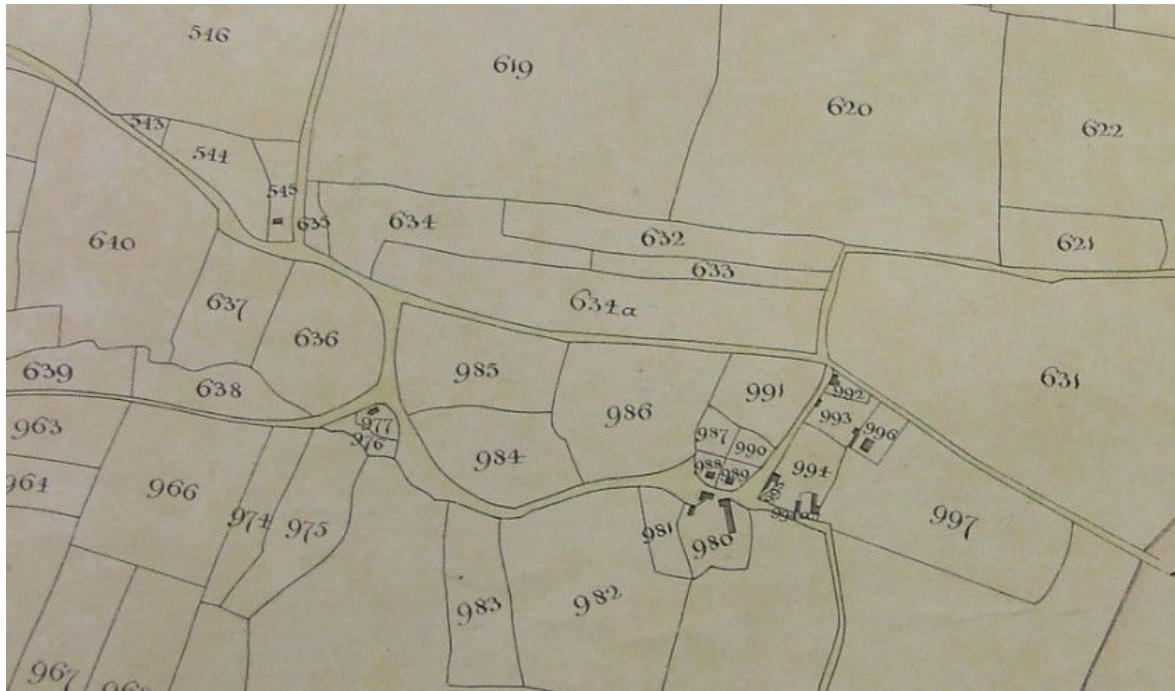
The relationship between the topography of this area of the limestone plateau, the agricultural landscape, and the historical development of Belp is most evident in this character area. The use of the land for agriculture and the presence of natural features such as the Welbeck Brook appear to be the determining factors in the dispersed settlement pattern of Belp. The fertile limestone soil and gentle topography supported the agricultural industry, with only minimal development necessary in Belp to farm the land and house the labourers. Water Lane runs parallel to the Welbeck Brook and is a key road linking Penny Green to Mill Wood Lane, and also forming part of the old road from Whitwell to Welbeck. The agricultural landscape and its features therefore play an essential role in defining the rural character of Belp.

The landscape setting has seen significant changes over the centuries. The process of enclosure began early in the Belp and Whitwell area, making inroads into the open fields and transforming the landscape. The 4th Duke of Portland appears to have been instrumental in the final stages of this, and as a result, the 1813 Whitwell Enclosure Act largely focused on the remaining areas of commons and wastes in the parish. The Enclosure Award shows that in the Belp area only Penny Green and Belp Green (now collectively known as Penny Green), and Belp Moor were affected by the Act in the Belp area. The demarcation of long and narrow parcels of land shown on the Award Map closely resemble the plots on which the buildings at Penny Green stand today, and are in contrast to the irregular plots of land in the Mill Wood Lane area.

The irregular-shaped field in the centre of the conservation area dividing the two character areas is enclosed by the hedgerows lining the roads, and by the Welbeck Brook which forms a natural boundary to the south. The Tithe Map shows how this area of land and the surrounding fields had been enclosed by 1839.

The pastoral landscape depicted in the Enclosure Award and in the terms of Joce de Fleming's gift to Welbeck in the twelfth century, gradually gave way to arable production. Arable farming has become the dominant land-use due to agricultural intensification, the fields have been consolidated, and the hedgerows delineating enclosed fields have dwindled in number, though some can still be seen.

The land to the south and west beyond the conservation area boundary has been excavated for its mineral properties since at least the late nineteenth century when the former Whitwell Colliery was established on Belp Moor. The associated spoil tips remain as dominant features to the south and west, and the steep banks of the tips are incongruous with the topography of the limestone plateau.



Key Element – Buildings; uses, materials and local architectural details

Penny Green is comprised of six buildings plus outbuildings, eleven properties in total which are all now in residential use. Unlike the cluster of buildings on Mill Wood Lane, there are three distinct architectural styles representing different phases of development at Penny Green. This distinctiveness creates a strong visual impact which is enhanced by the open aspect of the area.





Portland Arms

Portland Cottage was formerly in use as the Portland Arms public house. It was built in the first half of the nineteenth century during the years of the 4th Duke of Portland, and was the first property to be built along Station Road. It seems likely that there was always an alehouse in the hamlet to serve the labourers. The Portland Arms was located on the old road from Whitwell to Welbeck along Water Lane and was therefore also convenient for passing travellers and carters transporting stone and later coal to Welbeck. Though now converted to residential use, it is the only surviving building which had a social function and represents an important period of development in Belp.

Although the two character areas in Belp are situated at a distance from one another, the influence of the earlier phase of building along Mill Wood Lane on the design of Portland Cottage is clearly evident. Built in the same style of vernacular architecture as Springfield Cottage and Haddington in particular, the following features are all characteristic of buildings in Belp and emphasise the link between the Mill Wood Lane and Penny Green areas;

- use of magnesian limestone
- simple pitched roof using red clay pantiles.
- rainwater goods fixed directly to the masonry on rise and fall brackets, without fascias or barge boards.
- horizontal sliding-sash windows in a symmetrical arrangement on the front elevation.
- stone boundary treatment



Penny Green Cottages

The architectural styles of the remaining properties at Penny Green are distinctive and represent more of a planned approach to development in Belph by the Welbeck Estate for its employees.

The two matching pairs of stone buildings known as Penny Green Cottages generally retain their original features and their uniform appearance. Each pair has a symmetrical appearance; sharing a central chimney stack, each property with three windows in a triangular formation which have an unusual glazing pattern. The adjoining outbuildings are very visible on the front elevation and are therefore a key component of the overall character and appearance of the Penny Green Cottages. Whilst the use of magnesian limestone and red clay pantile roof is reminiscent of earlier properties in Belph, Penny Green Cottages clearly reflect a more measured and thoughtful approach to architectural style and detail.

In 1915 this approach was applied to New Cottages; three pairs of properties which flank Portland Cottage. These buildings mark a departure from the traditional local vernacular style elsewhere in Belph. However, they are in keeping with the planned approach to housing provision first seen at Penny Green Cottages, and New Cottages are a twentieth century expression of this. The use of red brick, large bay windows on the ground floor level, and the gables on the front elevation, are all typical of the period and appear to draw upon the colliery development housing style elsewhere on the Duke of Portland's land in Creswell and Bolsover. Again the symmetrical appearance of these buildings contributes to their distinctive appearance and visual impact. Each property has a date stone of '1915' or is inscribed with the initials 'P' and 'L', possibly a reference to the Portland family.



New Cottages

Threat

Penny Green Cottages and New Cottages were clearly designed to have a symmetrical and uniform appearance and incremental change which does not respect this would detract from the character of the building. The addition of a porch to several of the New Cottages is an example of this.

The traditional types of fenestration present at all properties at Penny Green are key features of the buildings and therefore should be retained as any deviation away from the original style and glazing pattern would have a detrimental impact on the appearance of the buildings.

Key Element – Views

The character area has an open aspect in terms of plan form due to the low building density, the distance between Penny Green Cottages and the New Cottages, and the surrounding fields. As a result there are opportunities to gain middle and long distance views across the fields towards neighbouring settlements, as described in the Mill Wood Lane section. These will be changing views throughout the course of the year due to the continued use of these fields for arable farming. However, these views are restricted in places where the hedgerows lining the roadside are high and during the summer months.



View of the Mill Wood Lane area from Penny Green

In a gap in the hedgerow an important view across the field which divides the two character areas can be gained from Penny Green towards the clay pantile roofs of the buildings amongst the trees on Mill Wood Lane.

Similarly, the views of Penny Green along Station Road looking west and from the Mill Wood Lane area contribute to the sense of place and capture the landscape setting which is integral to the character of the conservation area.

Views to the south and west across the fields are interrupted by the steep banks of the spoil tips. An area of the Lafarge Aggregates site can clearly be seen on the horizon between the spoil tips, in particular the tall chimney which towers over this area and is a constant presence in the distance. However, the full extent of the buildings and infrastructure associated with mineral extraction in the area is screened by the tips and trees.

Key Element - Water Lane



Water Lane

Public footways along country lanes are an attractive feature of the wider landscape. One of these lanes is included within the conservation area.

Water Lane was formerly a road which connected Whitwell to Welbeck via Belp Moor but coal-mining on the Moor in the twentieth century appears to have truncated this route and it fell into disuse. The road was reclassified as a foot path in 1985.

Historical evidence suggests that this road may date from the twelfth century when it served as a cart-track on which the limestone quarried on Belp Moor was transported to Welbeck for the Abbey.

The lane takes its name from the presence of the watercourse known as the Welbeck Brook which runs parallel to the lane. Today the Lane is lined by trees and other vegetation, and is very narrow in places creating an enclosed feel. It is an important natural feature in the conservation area which supports the local wildlife. This is a pleasant setting due to these features and the sound of the gently-flowing brook, and contributes to the rural character of the area.

Features of Interest

Defined Elsewhere

Entries on the Sites and Monuments Record

Possible mill or industrial building, Springfield Farm (SMR number 15170)
Track, Springfield Farm (15220)

Defined in the Appraisal

Unlisted Buildings of Merit

The following buildings have been identified as buildings of special local interest:

Mill Wood House
Rosia Cottage and outbuilding
Barn adjacent to Station Road
The Cottage and outbuilding
Linden Cottage
Lilac Cottage (part)
Haddington and outbuilding
Springfield Cottage and outbuildings
Springfield Farm and outbuildings
1-4 Penny Green Cottages and outbuildings
Portland Cottage
1-6 New Cottages

Important Open Spaces

The following areas of land have been identified as important open spaces:

Mill Wood House garden
Rosia Cottage garden
Land adjacent to the barn (part), Mill Wood Road
The Cottage garden
Land adjacent to Haddington
Haddington garden
Springfield Cottage garden
Field between Mill Wood Lane and Penny Green Cottages

Views

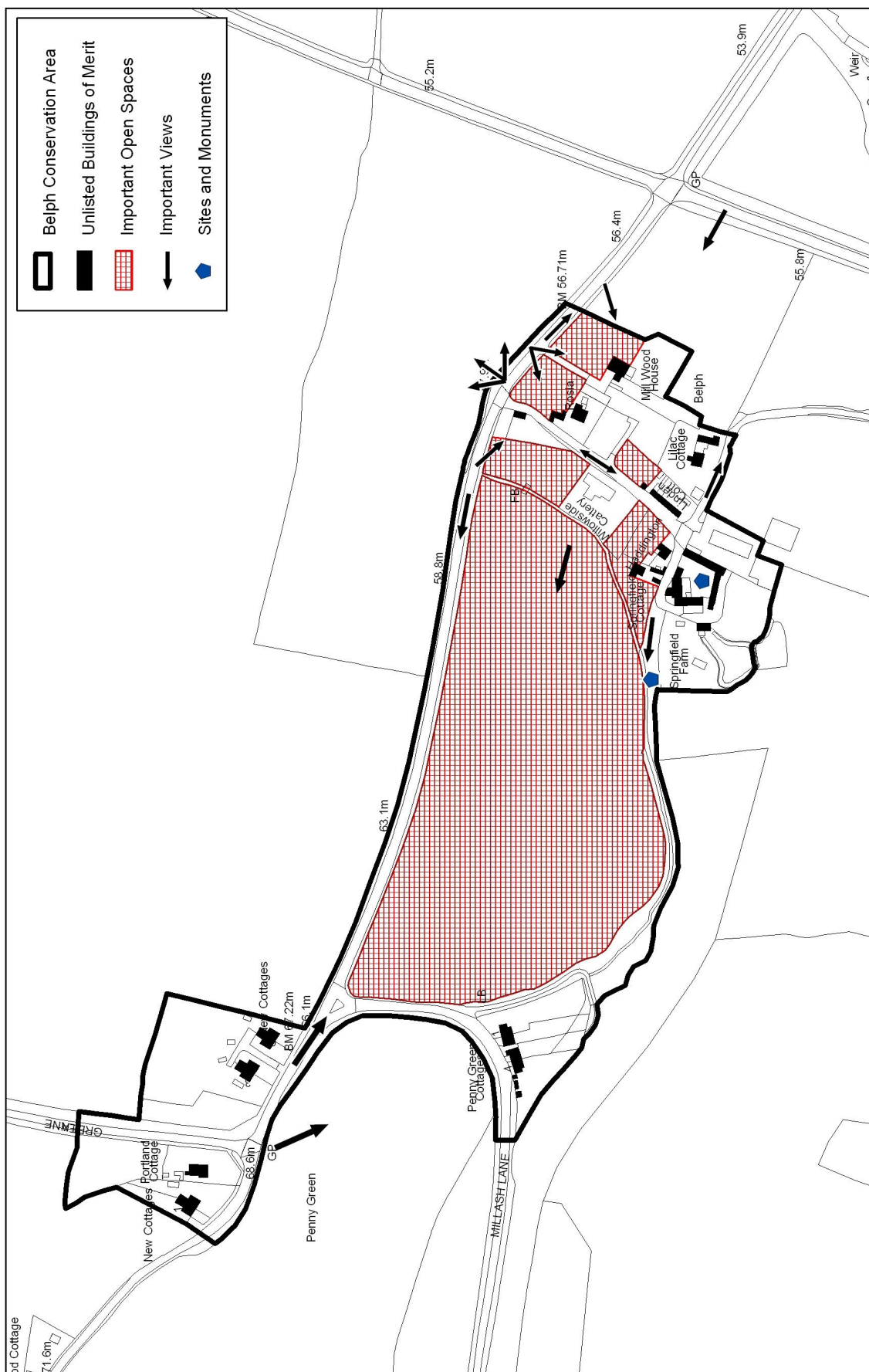
The following views have been identified as important to the character and appearance of the conservation area:

Views of the conservation area from the A60
Views of the conservation area from Station Road
Views of the surrounding landscape from Station Road
Views towards Mill Wood from Station Road and Mill Wood Lane
Views along Mill Wood Lane
View along Water Lane
Views of Penny Green from the Mill Wood Lane Area

View of Mill Wood Lane Area from Penny Green
View of Penny Green Cottages from New Cottages

Note on features identified in the Appraisal

The Unlisted Buildings of Merit and Important Open Spaces will be added to the Local List part of the Historic Environment Record when this measure is introduced through the enactment of the draft Heritage Protection Bill.



Part 2 – Conservation Area Management Plan

Introduction

This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Belp Conservation Area that will fulfil Bolsover District Council's statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Management Plan is based on the contents of the Conservation Area Appraisal and so sets out a strategy for addressing the threats to the key elements of the character and appearance of the conservation area, and taking advantage of the opportunities to reinforce the special interest of the area.

The management plan aims to ensure that:

- appropriate policy guidance exists to inform the assessment process during the determination process of development proposals;
- all forms of development that could have a detrimental effect on the character and appearance of the conservation area are carefully considered;
- the planning legislation is effectively enforced and that change is monitored;
- buildings needing both urgent and non-urgent repairs are targeted and the required works take place;
- enhancement schemes are prepared for buildings, sites or areas of land as required.

The proposals and the key dates identified in the Management Plan will be added to the management plan programme in the Historic Environment Scheme. However, as further Management Plans for other conservation areas are prepared and completed the key dates for the proposals identified in this Management Plan may be amended if other proposals are given greater priority.

The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

Protecting the Existing Historic Fabric

Introduction

Given the special architectural or historic interest of the Belph Conservation Area as identified within the Appraisal and the desirability of preserving this interest, the first key function of the Management Plan is to protect the existing historic fabric. Therefore, this section sets out the tools that Bolsover District Council has at its disposal that it will use to achieve this.

Legislation and Policy

Development is controlled by the Town and Country Planning Acts and when a decision is to be made under the planning Acts, the decision must be made in accordance with the development plan unless material considerations indicate otherwise.

Where a decision (such as whether planning permission should be granted) relates to a site or building in the Belph Conservation Area, before reaching a decision special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Given this legislative background, the policies within the Development Plan provide a key tool to protect the existing historic fabric.

The Development Plan

The Development Plan comprises –

- (a) the East Midlands Regional Spatial Strategy, and
- (b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, namely:
 - the saved Derby and Derbyshire Joint Structure Plan Policies
 - the saved Bolsover District Local Plan Policies
 - the emerging Bolsover Local Development Framework documents

Until the Bolsover Local Development Framework has fully replaced the Bolsover District Local Plan, the saved policies contained in Chapter 8 - Conservation of the Historic and Built Environment relating to conservation areas provide the most relevant policy framework for development within the Belph Conservation Area.

The Need for Planning Permission

As the special interest of conservation areas can be eroded through loss of key features that make up its character and appearance, it is considered necessary to bring under control a number of forms of development that can generally be carried out without the need to apply for planning permission.

This additional control is achieved through the making of an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995.

It is proposed that consideration will be given to making an Article 4 Direction to cover all residential properties to remove relevant permitted development rights.

ACTION

Consideration to making an Article 4 Direction to cover all residential properties to ensure control over development within the curtilage of a dwellinghouse.

KEY DATES

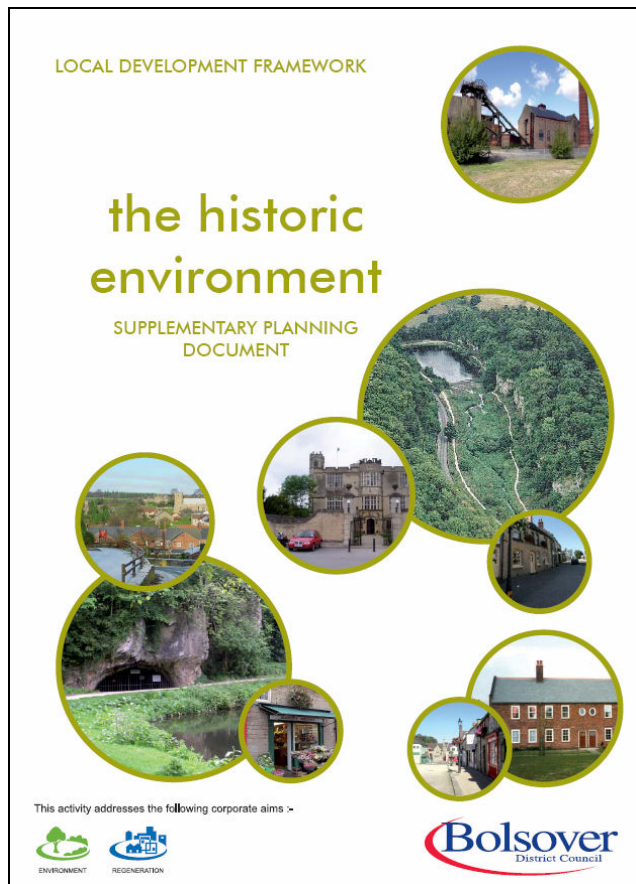
January 2009:
consider merits of making an Article 4 Direction and if appropriate make the Direction.

Further Guidance on Development in Conservation Areas

The saved policies of the Bolsover District Local Plan are supplemented by The Historic Environment Supplementary Planning Document published by the Council, which provides general guidance on development within conservation areas, work to historic agricultural buildings and archaeology.

As the whole of the Belf Conservation Area is within the Open Countryside as defined by the Bolsover District Local Plan, the threat to the rural character of the area from normal urban development is considered to be low and limited to developments essential to the countryside.

In these exceptional cases, it is considered that sufficient guidance on development in conservation areas and on development affecting historic agricultural buildings is provided by the Historic Environment Supplementary Planning Guidance (Chapters 2 & 3 respectively) when taken together with the contents of the Appraisal.



Enforcement and Monitoring

Effective enforcement is vital to make sure there is public confidence in the planning system and to ensure that unauthorised development does not unacceptably affect public amenity or the existing use of land or buildings.

The Council has an approved Enforcement Policy that sets out how the Planning Department's Enforcement team operates and their procedures for working. To supplement this enforcement service, it is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area are monitored by carrying out detailed surveys, including a dated photographic record, on a three-yearly basis so catching any unauthorised work before enforcement action can no longer be taken. Any previously unreported unauthorised development or work identified by the detailed survey would then be addressed in accordance with the Council's approved Enforcement Policy.

If the condition of land is adversely affecting the amenity of the area a notice under Section 215 of the Town and Country Planning Act 1990 can be served. Such a notice can be used to secure improvements to the appearance of buildings, as well as the tidying up of unkempt land.

ACTION

Carry out detailed survey, including a dated photographic record of the physical environment within the conservation area, noting any unauthorised changes and dealing with them in accordance with the Enforcement Policy or any buildings in need of urgent or non-urgent repairs.

KEY DATES

August 2008
baseline survey

August 2011:
follow-up survey

Buildings Needing Both Urgent and Non-Urgent Repairs

The Conservation Area Appraisal identifies a number of buildings in need of both urgent and non-urgent repairs. These are buildings which have also been identified as unlisted buildings of merit.

Springfield Farm



Plan of Action

Springfield Farm has been unoccupied for four years and as a result the farmhouse and outbuildings are deteriorating in condition, are becoming overgrown with vegetation and detract from the appearance of the area.

These agricultural buildings are important to the character of the area and as such a future rural use is desirable. However, from initial discussions with the owner, Welbeck Estates, it is now known that two thirds of the farmstead's associated lands have been incorporated into the Estate's Home Farm, and a third taken for use as the Belp tip. Therefore, it is unlikely that the farmhouse and outbuildings will serve any agricultural use in the future.

As the buildings are in open countryside, acceptable uses may be difficult to secure but consideration could be given to non-countryside uses if a rural use is not viable, and they secure the preservation of the buildings without adversely affecting the character and appearance of the area.

Therefore it is considered to be appropriate to continue to explore the options for securing the long-term use of this property with Welbeck Estates. Should this not result in securing the repair of these important buildings, action to secure the repair of the buildings should begin.

Barn adjacent to Station Road



Plan of Action

This building is deteriorating in condition and becoming overgrown with vegetation. It is a prominent building on the approach to the conservation area and as such has a significant negative impact on the character and appearance of the area.

The building is owned by Welbeck Estates. From initial discussions the Estate has expressed a willingness to explore the options for securing the long-term repair and upkeep of this property. Should this not result in securing the repair of this important building, action to secure the repair of the building should begin.

Outbuilding to Rosia Cottage.



Plan of Action

This building is almost entirely overgrown with vegetation and in a poor condition of repair. It is within the curtilage of Rosia Cottage which suggests that when the vegetation is cleared and the repairs made, this building could be used for the general storage needs of the occupants of the cottage.

The property is owned by Welbeck Estates. Therefore it is considered appropriate to explore the options for the long-term repair and upkeep of this property with the Estate.

Should this not result in securing the repair of this building, action to secure the repair of the building should begin.

ACTION

Until a formal strategy is prepared and adopted to address Unlisted Buildings at Risk these buildings will continue to be tackled through the ongoing initiatives, such as the Historic Building Grant Scheme or through standard enforcement powers such as Section 215 Notices.

KEY DATES

August 2008:

Contact Welbeck Estates regarding the identified buildings

December 2008:

Monitor progress of the discussions and consider the need for urgent repairs to prevent rapid deterioration of the building.

Enhancement Schemes

The Conservation Area Appraisal identifies the need and opportunity for several enhancement schemes.

Proposal – Repair and reinstatement of appropriate types of fenestration

The Council operates a Historic Building Grant Scheme. It is considered appropriate to offer grants to the important buildings within the area at the standard rate.

Window Repair/Re-instatement

50% of total cost of works up to a maximum grant of £1,500.

Proposal – Public realm improvement works



The narrow verge bordering Mill Wood Lane adjacent to Station Road has become overgrown with vegetation. The area outside Springfield Farm also has an untidy appearance and is in need of maintenance work. However, Mill Wood Lane is not an adopted highway and therefore the maintenance of this road is the responsibility of the owner/occupant.

ACTION

Improve appearance of grass verges by clearance and maintenance.

KEY DATES

May 2010:

Discuss with the owners/occupants how to achieve this and to ensure future maintenance.

Improvements to the public realm could also include the replacement of street lighting with higher quality design fittings and the introduction of signage to identify Mill Wood Lane.

ACTION

Prepare a public realm strategy.

KEY DATES

May 2010:

Carry out a public realm audit

September 2010:

Investigate funding sources for environmental improvement programme.

Proposal – Removal of barns to south of Mill Wood Lane



The two barns are no longer in use and detract from the appearance of the area. The removal of these buildings would therefore enhance the appearance of the area and improve the views of the surrounding landscape. From initial discussions with Welbeck Estates it would appear possible to seek their removal in the immediate future.

ACTION

Secure the removal of the two barns through continued discussions with the owner.

KEY DATES

December 2008:

Secure the removal of the two barns

Monitoring Indicators

In order to assess the impact of the protection of the special character and appearance of the Belfry Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan, it is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area.

The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.

Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on 1st April 2009. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2010.

Indicator	Ref.	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Unlisted Buildings of Merit	29	First year
	A2	Number of entries on the Sites and Monument Record (not covered by other designations)	2	First year
	A3	Number of Tree Preservation Orders made covering trees within conservation area	0	First year

Based on value in proposed document

Indicator	Ref.	Measurement	Value	Change
Heritage at Risk	B1	Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works	6	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

Based on value in proposed document

Indicator	Ref.	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined where conservation area a statutory consideration	0	First year
	C2	Number of applications for conservation area consent determined	0	First year

Based on figures for financial year 06/07

Indicator	Ref.	Measurement	Value	Change
Enhancing the Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First year
	D2	Number of enhancement schemes with actions achieved by stated key dates	0	First year

Based on value in proposed document

References

Bolsover District Council, (2000) *Bolsover District Local Plan*

Bolsover District Council, (2006) *The Historic Environment: Supplementary Planning Document*

Derbyshire County Council, *Archivist Notes: Belp*

English Heritage, (2007) *Agricultural Buildings Selection Guide*

English Heritage, (2005) *Guidance on Conservation Area Appraisals*

English Heritage, (2006) *Guidance on the Management of Conservation Areas*

Planning Policy Guidance Note 15 (1994), *Planning and the Historic Environment*, HMSO

Planning Policy Guidance Note 16 (1990), *Archaeology and Planning*, HMSO

Whitwell Local History Group (1989), *Whitwell: A Parish History*

Whitwell Survey Team Report (1987), *Belp Medieval Cart Track*