

WHALEY CONSERVATION AREA



Appraisal and Management Plan



Adoption Draft



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HEAD OF PLANNING

December 2008

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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 Whaley Conservation Area was designated in July 1978 and as a result of this designation the Council is required to publish proposals for the preservation and enhancement of the conservation area. This 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 February 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 during March 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 13th August 2008. At this meeting it was resolved that the draft Whitwell Conservation Area Appraisal and Management Plan be issued for a public participation exercise.

The public participation exercise ran from 18th August 2008 to 12th September 2008 and was carried out in accordance with the proposal agreed at Committee. The public meeting was held on 3rd September at the Henton Memorial Community Hall, Whaley Common.

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 5th November 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:

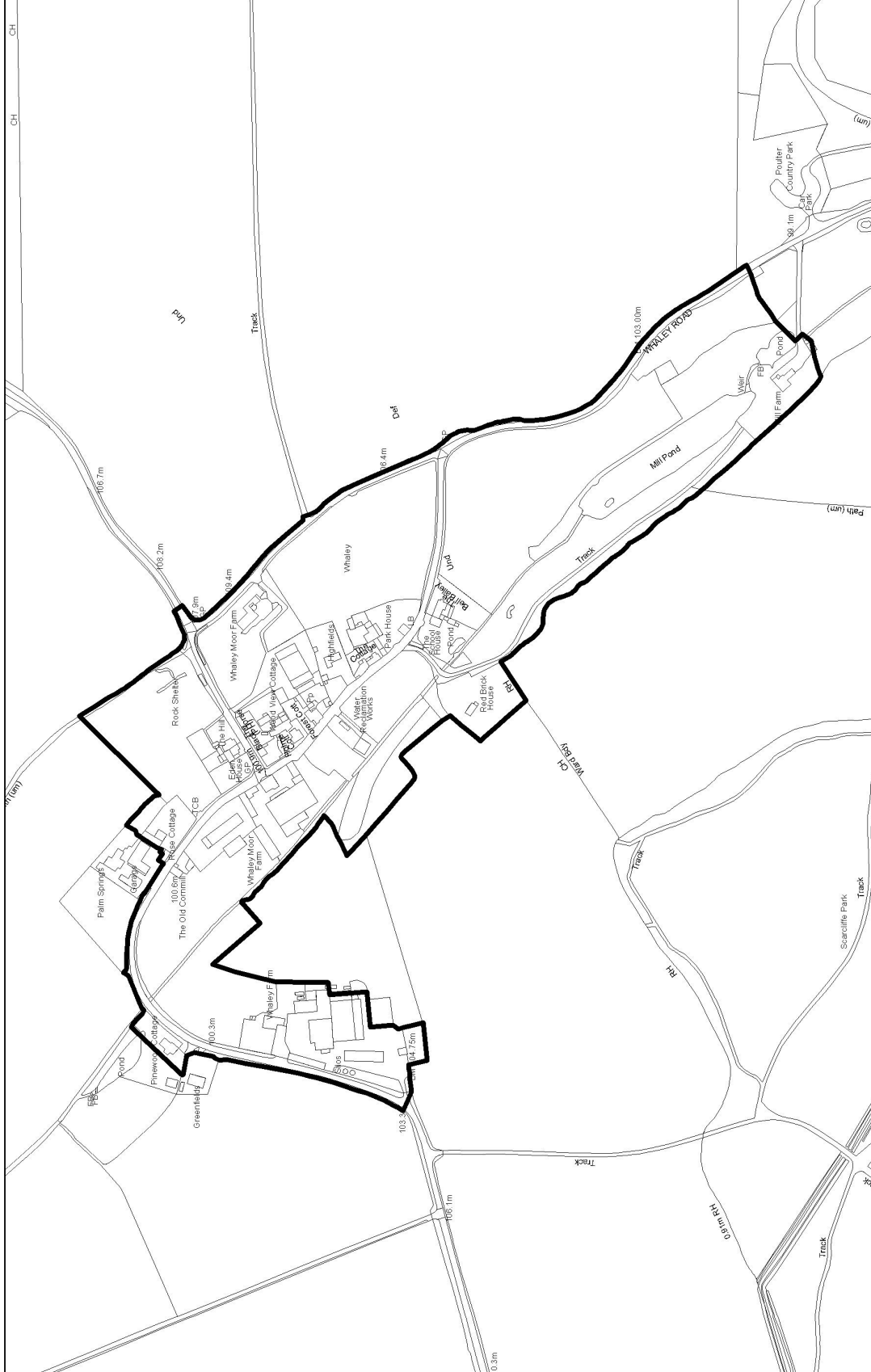
Part 1) Conservation Area Appraisal

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.

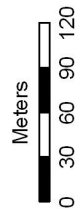
Part 2) Management Plan

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. 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.



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Whaley Conservation Area



PART 1: CONSERVATION AREA APPRAISAL

Introduction

The village of Whaley is situated in the east of the Bolsover District near the town of Bolsover which lies approximately three miles to the west. The village is a linear settlement and is dissected by Whaley Road which links Langwith in the south east with settlements in the Bolsover area.

The conservation area covers 15.5 hectares and lies within a shallow valley which extends in a north west to south east direction. The conservation area includes all but three properties within the village and also extends beyond the village boundary to include the mill pond and the site of Whaley Mill. Whilst the village itself lies within the parish of Old Bolsover, the mill pond and associated land lies within the parish of Scarcliffe. A large proportion of the land and several properties in the conservation area are in the ownership of the Chatsworth Settlement Trustees.

The extensive woodland of Scarcliffe Park lies less than a quarter of a mile to the south west and Poulter Country Park is located to the south east in close proximity to the boundary. Whaley is identified specifically within the Creswell Crags Heritage Area due to the archaeological interest of the area and as a result lies on the route of the 'Archaeological Way'.

Summary of Character

The Whaley Conservation Area has a strong rural character due largely to the relationship between the built environment and the wider landscape, and the survival of many of the buildings which formed the farming village in the eighteenth and nineteenth centuries.

Whaley has an intrinsic historical association with the wider landscape. The conservation area is largely encircled by fields and is bordered by Scarcliffe Park to the south. These features are integral to the rural setting of Whaley. The village itself is interspersed with undeveloped areas of land which are generally conducive to views into and from the conservation area.

The local topography has attracted human activity in the valley from the Palaeolithic period onwards. In the village itself the topography has clearly influenced the settlement pattern and the vernacular style of architecture. The linear settlement pattern can be attributed to the contours of the valley and the stream which flows through the village. Buildings are predominantly concentrated in the centre of the conservation area to the east of Whaley Road, with more of a dispersed settlement pattern in north west. The land to the south east remains largely undeveloped and the mill pond, woodland and large open space contributes to the attractive setting of this area.

Key characteristics of the Whaley Conservation Area are:

- The rural setting and context of the conservation area.
- The four archaeological sites are testimony to prehistoric, Roman and Medieval settlement in the area.
- The agricultural origins of the village are reflected by the two remaining farms and the use of land within and beyond the conservation area for arable and pasture.
- Many properties are built in the local vernacular style of architecture using magnesian limestone and pantiles.
- The present and former uses of the buildings; agricultural, residential, commercial or public all reflect the historical and economic development of the area.
- The streetscape is enhanced by the building line of the cottages, outbuildings and farm buildings where they directly abut the road, by stone and natural boundary treatment, and historic street furniture.
- The settlement pattern has created important open spaces throughout the conservation area.
- Views into, within and from the conservation area.
- Remnants of the woodland which once covered the area are evident.

Historical Development and Archaeology

Whaley sits within the Limestone Heritage Area and contains a number of geological features that bear resemblance to certain aspects of the Creswell Crags. The limited archaeological evidence found so far in the Whaley and Elmton Valley indicates prehistoric activity and settlement in the valley from the Neolithic period onwards. In particular, the presence of medieval pottery and earthworks suggests that the wider Whaley area was relatively densely settled and farmed during the medieval period.¹

The earliest known settlement at Whaley was established by colonists from Bolsover probably in the late twelfth century in a densely wooded area. This was a relatively late settlement in comparison to similar settlements in the Bolsover area. Evidence suggests that initially settlements were established at Oxcroft and Brockley Wood before peasants, both free and unfree ventured to the east into the forest.

This settlement was first documented in the mid-thirteenth century as 'Wallie' and 'Walley(e)'. In 1255 documents relating to the death of Thomas son of Robert de Walleg (Walley) refer to his lands in Walley which totalled 24 acres, a substantial arable holding with extensive grazing in the common pastures and woods.

The two components of the name probably refer to the site's location; 'wall' meaning a spring or stream and 'leah' meaning a clearing or wood. It is possible that the stream flowed through a glade in the woods and it was this clearing that determined the location of the new settlement.

The development of the farming settlement was piecemeal in nature. A very small nucleated settlement was established in the clearing, and separate farms were also sited beyond the main clearing. One of these outlying farms was Whaley Hall which subsequently became independent from the main settlement. It was associated with the separate manor of Little Whaley and as a result lies within the parish of Elmton.

There is little historical documentation relating to the village itself in the Middle Ages. By 1780 the 2nd Earl Bathurst had acquired ownership of the village and its associated lands in addition to land held at Scarcliffe, Langwith and Cuckney.² This marked a period of significant change for Whaley as many of the buildings in the village date from the late eighteenth and nineteenth century. Whilst the number of farming tenants dwindled during this period, the farmsteads increased in size and the fields were enlarged.

Farming was one of the main sources of employment in the village. In the Directory of Derbyshire in 1846 the population of Whaley totalled 104 residents including five farmers and a maltster. Scarcliffe Wood was also under the ownership of the Bathurst family and provided employment for residents, as did Whaley Mill to a lesser extent which dates from at least 1682.

¹ Creswell Crags Limestone Heritage Area Management Action Plan; Volume 1, pp.150-2

² The 2nd Earl Bathurst was created Lord Apsley in 1771.

The growth in population of the estate village during this period is also indicated by The Black Horse Inn which was recorded in the Directory of 1846, and the provision of a school which was built between 1857 and 1881. By this period the settlement pattern of the village was well established.

However, during the late nineteenth century the decline of the agricultural industry took effect and the number of farms and labourers steadily decreased in Whaley. In 1895 only one farmer and a farm bailiff are listed in the Directory. Farming practices in Whaley did not cease however, and throughout the twentieth century two farms remained operational, as they do today.

Whaley remained a part of the Bathurst Estate until 1943 when Chatsworth Estates purchased a large proportion of the Bathurst lands. By the end of the twentieth century Whaley had become predominantly a residential village. Whaley Mill was demolished in 1935 and the school house and Mission Church closed in the second half of the century. Housing near the Mill was demolished, as were several properties within the historic core of the village. New buildings replaced some of the historic properties, and a further three properties were built beyond the conservation area boundary. Despite this development, the population of Whaley fell below the levels recorded in the mid-nineteenth century as employment in agriculture declined.

Reference:

Derbyshire County Council: Archivist Notes: Whaley
Warrener, T. (1999) A History of Nether Langwith, Langwith and Whaley Thorns Part 1
Creswell Crags Limestone Heritage Area Management Action Plan (2004)
Derbyshire Sites and Monuments Record

KEY ELEMENTS OF THE CONSERVATION AREA

The Appraisal analyses the special character of the conservation area as a whole. However, it is possible to define key elements which contribute to the overall character of the conservation area thereby allowing a more detailed analysis of the specific threats and opportunities faced by each element and to assess how this might impact on the conservation area.

Key Element - Landscape setting and views



View of Whaley Farm and Scarcliffe Park from the north

As a rural village where agriculture has played a fundamental role in the origins and development of the village, the relationship between the built environment and the landscape in which it sits is integral to the character of Whaley. This connection is strengthened by views into and from the conservation area.

Whaley lies within a wide valley with shallow sloping sides, and is therefore a gently undulating landscape which affords good views from various perspectives. Today this landscape is characterised by fields, trees and hedgerows, with occasional isolated limestone outcrops. However, the area was once densely wooded and remnants of this can be seen near the mill pond and at Scarcliffe Park, a medieval deer park to the south west. Views of the village encircled by fields in close proximity to areas of woodland are

therefore reminiscent of the forest clearing in which the colonists settled in the twelfth century.

As the settlement at Whaley developed, the land surrounding the village was largely used for agriculture, both arable and pasture. This land was recorded on the 1780 Bolsover Enclosure map as ancient enclosure which appears to have been carried out on a piecemeal basis by amalgamating strips in the open field which were enclosed by fencing. The fields were enlarged during the management of the Bathurst family and remain in agricultural use today.

The stream was influential in establishing the site of the original settlement and remains a feature today, flowing in a north west to south east direction towards the Mill Pond. From the stream the land gradually slopes upwards, however the gradient is steeper in the centre and south of the conservation area in comparison to the north where the gradient is less pronounced.

The open spaces and topography in the north west provide opportunities for mid to long range views across the fields. Conversely, in the south east the trees surrounding the mill pond, the hedgerows lining Whaley Road, and the topography of the valley limits views both into and from this area.

Views into the conservation area



Approach from the west

On the approach to the conservation area from the west, having emerged from the northern tip of Scarcliffe Park, the expanse of open fields provides views across towards the village. The views feature the range of barns and ancillary buildings of Whaley Farm and several stone buildings with pantile roofs in the foreground against the backdrop of trees and the eastern slope of the valley. The rural character of the village is immediately identifiable from these features.



View from the footpath to the north

Good views can be gained from an elevated position overlooking the village along the footpath to the north of the conservation area. Long distance views are available across fields towards the farmstead of Whaley Hall to the north, and towards the tree line of Scarcliffe Park which frames the views to the south west. The village can be seen in the context of this landscape setting. The dispersed settlement pattern of the buildings in the north, the open spaces in this area and farm buildings at Whaley Farm and Whaley Moor Farm are key features of this agricultural landscape. Views of the centre and south of the conservation area are largely obscured by trees.

Views of the conservation area are limited from the south and the east due to the local topography, the wooded area surrounding the mill pond, and the high boundary vegetation along Whaley Road.

Views from the conservation area

The important views from the conservation area place Whaley in its wider landscape setting, capturing a scene comprising open fields enclosed by hedgerows or stone walls and featuring either Scarcliffe Park which is a dominant feature on the horizon to the south west, the farmstead of Whaley Hall to the north, or the fields on the limestone plateau to the east.

Views towards Scarcliffe Park are frequent from within the village due to the following factors:

- the dispersed settlement pattern and the open spaces in between the buildings to the west of Whaley Road
- the elevated position of Whaley Road in the village centre as the land descends towards the stream
- the fields that lie beyond the conservation area boundary which enable views across them.



View to the north west towards the Whaley Hall farmstead and Whaley Hall farm cottages

Views beyond the conservation area boundary to the east are not possible from the village centre due to the rising slope of the valley. Views are also limited from the road along the eastern perimeter of the conservation area due to the high boundary treatment, however where views are possible the open fields on the limestone plateau contrasts with the topography of the valley to the east.

Key Element - Plan Form and Open Spaces

The stream which runs through Whaley was influential not only in terms of the location of the original settlement, but also in the formation of the street pattern. On the approach from the west Whaley Road sweeps round to cross the stream and then runs parallel to the stream, branching off in two places to form an enclosed area in the village centre. This historic street pattern is clearly shown on the 1780 Enclosure Plan, as is the linear, dispersed pattern of development ranging from Whaley Farm in the west to Whaley Mill in the east with several buildings clustered in the centre.

In the nineteenth and twentieth centuries development was predominantly concentrated in the centre of the conservation area to the east of Whaley Road. The undeveloped areas of land to the west of this road form an important element of the historic settlement pattern. These spaces are delineated by the stream and the trees on the shallow bank of the valley. They have been identified as important open spaces which contribute to the rural setting of the area and provide opportunities for important views of the wider landscape. Their use for grazing reflects the rural character of the area.



Important open space opposite Red Brick House

The settlement pattern in the north west of the conservation area is dispersed compared to the centre. A large area of land lies between Whaley Farm and Whaley Moor Farm and is dissected by the stream to form two important open spaces. The land opposite

Pinewood Cottage is shown as being covered extensively by trees on the 1875-92 Ordnance Survey (OS) map. Today a small group of trees of various species including a single mature walnut tree are clustered near Whaley Road which enrich the street scene. Internal views across the open spaces provide a visual link between the two farms and from this area important views are possible towards Scarcliffe Park.

Local Interest Point

The point at which Whaley Road passes over the stream is marked by a very low stone wall. The land descends towards the level of the stream at this point and is thought that this was once the site of a ford.



Trees lining Whaley Road and site of ford

The largest open space lies alongside the mill pond, separating Mill Farm and the site of Whaley Mill from the village itself. This open space on the east side of the valley is juxtaposed by the wooded area on the opposite side of the mill pond, creating an attractive, rural setting which historically would have also featured Whaley Mill in the distance.



*Undated photograph of important open space looking north towards the Mission Church.
(Courtesy of the Langwith Whaley Thorns Heritage Centre)*



The important open space today looking towards the site of Whaley Mill

Contribution of the Buildings

Key Element – Settlement Pattern

In the centre of the conservation area several properties and outbuildings are orientated with the gable end fronting the road and forming a yard between the buildings. Historically, this was often due to the shape of the plot. Where the plot is longer rather than wider, this arrangement of buildings provided access to the rear of the plot and enabled buildings to be situated at the rear, often built at a perpendicular angle facing the road. Although several buildings have been demolished, this settlement pattern remains a feature of the conservation area which is most clearly evident at Forest Cottage and Park House. The arrangement of the farm cottages and outbuildings in this way also gives the streetscape greater depth.



Undated photograph showing the buildings orientated with the gable end abutting the road creating a yard. (Photograph courtesy of Mr and Mrs Brocksopp)



Forest Cottage and outbuildings

By contrast, the village is also interspersed with buildings which are situated at the front of the plot and aligned fronting Whaley Road. These are vernacular buildings which generally enhance the street scene. This is evident at The Old Cottage which effectively forms the boundary of the road. In the centre of the village The Black Horse Inn and the former farmhouse and barn at Whaley Moor Farm all abut the road creating a relatively enclosed area.



The Old Cottage abuts the road



Former farmhouse at Whaley Moor Farm

Opportunity

The original Whaley Moor Farmhouse is now used for storage. The building has a mono-pitch roof and has the appearance of a high stone wall when viewed from Whaley Road. This is a prominent location in the centre of the village and therefore if this building was no longer required for its present use, improvements could be made to ensure that the building makes more of contribution to the streetscene and enhances the character and appearance of the conservation area.

Key Element - Buildings of Interest

There are no listed buildings within the conservation area, however a number of 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 listed in the Features of Interest section and shown on the map. Generally, buildings in the conservation area are well-maintained.

The present and former uses of buildings in the Whaley indicate the historical development of the area and are an important element of the character of the area. Two farms remain operational in the village and the Black Horse Inn also remains in its original use. There are no shops in Whaley today however in the late nineteenth century part of Pinewood Cottage (originally known as Rose Cottage) operated as a grocers where items could be purchased from the front door. The remaining buildings in the conservation area are in residential use, several of which used to be farmhouses.



Whaley Farmhouse

Farming has been central to the character of Whaley for centuries. Whilst the number of farms has dwindled, farming remains an integral part of the character of the village not only due to the agricultural landscape in which Whaley sits, but also because it has a strong presence in the village itself. Both farms are in prominent locations; **Whaley Moor Farm** lies in the centre of the village and **Whaley Farm** is immediately identifiable by the two long barns which abut the road on the approach to Whaley. Buildings in the vernacular style of architecture form the historic core of the farmsteads and make an important contribution to the character of the area. Additional barns were constructed in the twentieth century, mainly from modern building materials and roofing coverings such as corrugated sheeting. Both farms are in the ownership of the Chatsworth Settlement Trustees and operated by tenant farmers.

The Black Horse Inn is located in the heart of the village and has been the focal point for the local community since at least 1846. The building is a prominent feature of the streetscape as views are possible from all directions along Whaley Road. Originally the Inn was much smaller with only a simple pitched roof. It was extended around the turn of the twentieth century when the second gabled roof was added. At this time architectural detailing was added which hints at a 'polite' style of architecture not seen elsewhere in Whaley. The stone surrounds and architrave of the doorway are topped by a broken pediment, the original entrance is indicated by a semi-circular pediment from which the continuous label mould extends around the building demarcating the first and second storey.



Black Horse Inn

Whaley was provided with a school at some point between 1857 and 1881. The two schools were supported by Earl Bathurst, the Dukes of Devonshire and Portland, Reverend Hills and several other public figures and large landowners. The building is shown on the 1875-1892 OS map as 'Mission Houses Infant School'. It served residents in Whaley and Langwith until 1883 when a larger school was built in Whaley Thorns. From this point Whaley children attended the new school and the school at Whaley became used as a Mission Church and Sunday School. In the second half of the twentieth century the building was converted to two residences, **The School House** and the **Bell Bailey**.



School House and the Bell Bailey

Outbuildings can often be as significant as the cottages in illustrating the social history and development of an area. The farmhouse at Park House and Forest Cottage both had stables which are now used for storage. Several outbuildings are situated towards the front of the plot and make an important contribution to the streetscene along Whaley Road.



Outbuildings at Park House contribute to the streetscene

Key Element - Traditional Building Materials and Details

Many of the buildings within the village date from the late eighteenth and nineteenth. The contribution that these buildings make to the character of the conservation area relates to the building materials, details, and their scale which reflect the local vernacular style of architecture.

Building Materials

Whaley lies on the band of magnesian limestone which runs along the Derbyshire and Nottinghamshire border and north through Yorkshire. The majority of the residential properties, several barns, and a high proportion of boundary walls are primarily constructed of this stone, reflecting the influence that local geology had on architecture during this period. The 1875-92 OS map identifies an 'old quarry' and an 'old limekiln' in the field between Rose Cottage and The Black Horse Inn. The demolition of Whaley Mill in 1935 provided a source of magnesian limestone which was used for new buildings in the village such as the outbuilding adjoining Park House.

Magnesian limestone can vary in colour from pink to a creamy, buff colour, although it tends to weather to a pale grey colour. In most cases the magnesian limestone is coursed rubble of varying sizes. As a general guide, buildings constructed of narrow courses of magnesian limestone pre-date those where larger, more regular sized blocks are used.

From the nineteenth century onwards alternative materials such as red brick were more readily available from further afield, though its use is generally limited. Several farm buildings and only one residential property, the aptly named Red Brick House, are constructed of red brick.



Magnesian limestone wall showing variation in colour

Roofing and Chimneys

Residential properties are generally two-storey buildings, and farm buildings and outbuildings are either one or two-storey in height. The majority have simple pitched roofs, however more elaborate roof shapes are evident particularly where buildings have been extended. Mill Farm is built on a larger scale to the buildings in Whaley.

Some of the earlier cottages are roofed in natural red clay pantiles which in some cases have replaced thatch as a more durable alternative. At the Black Horse Inn the pantile roof was finished with a stone slate eaves course. Natural slate is also a traditional roofing material which is used for several buildings in Whaley. The colour of the clay pantiles and the slate roofs contrast well with the magnesian limestone. However, there are cases where red clay pantiles have been replaced with concrete pantiles which do not replicate the texture and colour of the clay pantiles.

There is a mixture of both stone and brick-built chimney stacks which are generally located on the gable ends.



Pinewood Cottage built in the local vernacular style; constructed of magnesian limestone with pantile roof, brick chimney stacks at gable end and cast iron rainwater goods (20th century extension to right)

Rainwater goods

Rainwater goods are generally fixed directly to the masonry on rise and fall brackets with no fascias or barge boards. Traditional cast iron rainwater goods remain in places, however there are cases where replacements have been made using modern alternatives.

Windows and doors

Windows and doors are key features which influence the overall appearance of a building. Traditionally timber vertical and horizontal sliding sash windows were prevalent in Whaley. Where original windows and doors remain, or replacements are traditional in design and constructed of timber, they make a significant contribution to the character and appearance of the area. However, these are few in number and today there are a variety of window and door designs on display in the conservation area which are constructed of various materials.



Undated photograph of vertical and horizontal sliding sash windows at Forest Cottage (courtesy of Ivor Milnes).

Threat

The further loss of traditional features, materials and details as detailed below would be detrimental to the character and appearance of the conservation area.

Opportunity

The re-instatement of traditional designs and materials for features such as windows, doors and roof coverings would enhance the character of the buildings and the conservation area as a whole.

Loss of Traditional Building Materials and Details

It is very easy to undertake inappropriate alterations and/or use materials that are not sympathetic to the existing building when carrying out repairs or alterations. This can detract from the character and appearance of the conservation area and can remove the historical narrative on display.

The addition of modern fittings, satellite dishes and aerials, CCTV camera systems, alarm boxes, external lighting and renewable energy devices can also detract from the intrinsic quality and value of historic buildings. In most cases these fixtures can be located in less conspicuous locations on the building.

Any repairs or alterations to historic buildings should generally be carried out using materials selected to match the original materials as closely as possible. Before undertaking repairs or alterations to existing buildings in the conservation area the following should be considered.

Building materials and re-pointing

The buildings of the conservation area are predominantly constructed of magnesian limestone which has a distinctive texture and colour. These factors should be carefully considered when making alterations to existing stone buildings.

Traditional buildings will require re-pointing at some time. It is important to match the original mortar if at all possible. A lime-based mortar mix enables the wall to breathe and lengthens the life of the stone or brick. If no lime is used in the pointing mix, if excessive mortar is smeared over the surface of the stone, or strap pointing occurs, this is detrimental to both the structural integrity and appearance of the stone or brick work and detracts from the character and appearance of the conservation area.

Roofing

The replacement of traditional roof coverings with concrete tiles or other modern alternatives has an adverse effect on the character of the conservation area. Flattening roof slopes and adding incongruous features can also detract from the character and appearance of the conservation area.

Rainwater goods

The efficient disposal of water is essential to the well-being of all buildings. Cast iron has traditionally been one of the most popular materials for the manufacture of rainwater goods (hoppers, gutters, downpipes etc).

When working correctly water should be prevented from penetrating the built fabric. Faulty rainwater goods should be repaired as soon as possible to prevent problems escalating. If the original rainwater goods need to be replaced then this should be carried out on a like-for-like basis. Plastic rainwater goods should not be used to replace cast iron.

Windows and doors

The introduction of different window designs, staining colour and glazing patterns affect the appearance of the building and of the area as a whole. Generally, modern windows do not replicate the thickness and moulding of traditional glazing bars, the size and arrangement of panes and the size of window frames. Therefore, decisions about window type and glazing need to be carefully considered.

The introduction of uPVC frames should be avoided in the conservation area as they are rarely effective in replicating the original window style.

Where original doors and surviving door furniture remain they should be retained and repaired if possible. Replacement doors should replicate the original in terms of materials, detailed design and paint finish. The introduction of uPVC doors should be avoided in the conservation area.

Key Element – Features of the Public Realm



Whaley Road looking south towards the School House

The public realm largely comprises the historic street pattern of Whaley Road. Internal views of this street scene within the village have been identified as important due to the following features which contribute to the rural character of Whaley.

- The narrowness of Whaley Road is accentuated by the building line of many of the buildings which directly abut the road.
- The road is generally bordered by a narrow grass verge rather than footways.
- Stone boundary treatment is the most common form of demarcation between public and private areas in the centre of the village which provides continuity in the streetscape.
- The stone boundary treatment is complemented by natural boundary treatment in places in the form of trees and hedgerows. Trees of various species are attractive features of the street scene and are also particularly effective at screening the sewage treatment works from view on Whaley Road.

Threat and Opportunity

The trees on the sewage treatment works site are overgrown and have reached the height of the electric and telephone cables overhead. More regular maintenance would enhance the appearance of this area and would prevent any problems caused by trees interfering with the overhead cables.

Threat

If sections of the boundary treatment were removed or replaced with non-traditional boundary treatment, the contribution made to the character and appearance of the area could be reduced.

Opportunity

There are areas along Whaley Road where the present boundary treatment could be replaced with traditional stone boundary treatment that would better reflect the character of the area and reinforce the continuity of the streetscape.

Threat

Heavy goods vehicles are known to travel through the village which can detract from the character and appearance of the area.

The streetscape is also enhanced by examples of historic street furniture which contribute to the local identity. The classic K6 telephone kiosk on Whaley Road and the traditional post box which is set into the wall of the former stables at Park House are valued by residents as important features in Whaley.

Threat

Telephone kiosks are increasingly under threat from removal due to lack of use following the widespread use of mobile phones. British Telecom has announced a proposal to remove the telephone kiosk in Whaley. The Council has strongly objected to the removal of this telephone kiosk and will seek to ensure its retention in the village.



Street scene along Whaley Road.

Until recently the original cast iron road sign stood opposite the Black Horse Inn. This original sign was in poor condition and has been replaced by a modern road sign. The Whaley Village Residents Association have purchased and repaired the original sign in order to reinstate it in its original position. An additional directional finger identifying Whaley Common has been introduced as the absence of this on the original sign was known locally to be a problem. The lettering, fixing method and size of this additional directional finger differs from those of the original sign.



The original directional road sign and additional Whaley Common sign

Opportunity

The original road sign was once a distinctive feature of the street scene in Whaley and its re-instatement would improve the street scene and enhance the character and appearance of the conservation area. A Whaley Common directional finger in keeping with the original design and fixing method would be desirable.

Elsewhere in the conservation area the direction signage is of a modern and generic design. Similarly, the three street lights in the village are modern in design and fixed to telegraph poles. As a rural village the street lighting coverage is limited.

Opportunity

The replacement of the present street lighting fittings and direction signage with a traditional, higher quality design which is more appropriate in a rural setting would enhance the streetscape.

Key Element - Mill Pond and site of Whaley Mill

The mill pond is a key feature of the conservation area and indicates the significance of the waterway in the development of Whaley. The stream feeds into the mill pond which powered Whaley Mill and was recorded on a map of 1682. There were two flour mills along Whaley Road; Whaley Mill and Scarcliffe Mill, the latter was referred to in fifteenth century and was demolished in the 1960s.

In 1770 Whaley Mill was rebuilt by the Duke of Portland who paid £60 for the works according to historical records. The Mill was subsequently owned by Earl Bathurst and is shown in the photograph below prior to demolition in 1935. Today Mill Farm is located near the site of the mill.



*Undated photograph of Whaley Mill and mill pond
(courtesy of Langwith Whaley Thorns Heritage Centre)*

When the mill was operational the workers lived on the site in Mill Cottages. The cottages were demolished in the mid-twentieth century. Significant historical interest is therefore associated with the site of the former mill which is recorded on the Derbyshire Sites and Monuments Record.

As a result, the mill pond is the only feature of the mill site to survive. It remains as a testimony to the historical use of the site and also contributes to the rural setting of this part of the conservation area.



Undated photograph of Mill Cottages (courtesy of Langwith Whaley Thorns Heritage Centre)

Key Element – Archaeological Interest

A number of archaeological sites are recorded in and adjoining the conservation area. There are four sites listed on the County's Sites and Monuments Record (SMR) which lie within the conservation area:

- two rock shelters
- medieval pottery finds at Whaley Farm
- the site of Whaley Mill.

The archaeological sites located within the Elmton and Whaley Valley have been surveyed and recorded as part of the Creswell Crags Limestone Heritage Area Management Action Plan (2004).

The Action Plan identifies seven rock shelters in the Elmton and Whaley Valley. The two rock shelters within the conservation area are located on private land and are largely screened by trees and vegetation.

Rock Shelter 1 lies on the eastern slope of the valley on an isolated limestone outcrop to the north of the village centre. The shelter is 4.2m long and had a 2.2m deep overhang. The outcome of an excavation in 1935 cannot be accurately concluded because the artefacts may not all have been recovered from this rock shelter, casting doubt on the Palaeolithic date identified for artefacts from this rock shelter.³

Rock Shelter 3 is located in the wooded area to the south of the village centre and is the only shelter which lies on the west side of the valley. The vertical rock face is 3 metres high and 6 metres long and is not visible from the farm track in the woods due to the dense tree cover.

Threat

The vegetation which surrounds Whaley Rock Shelter 1 and 3 is overgrown. This presents the potential for damage to the archaeology caused by the roots. The Management Action Plan recommends a programme of long term monitoring of these sites.

An indication of the potential for archaeology in the wider Whaley area is provided by Whaley Rock Shelter 2 which is located to the north of the conservation area near Whaley Hall. This is the most notable of the rock shelters in the valley and has yielded remains from the Palaeolithic, Mesolithic, Neolithic, Bronze Age, Romano-British and Medieval periods.

No Roman artefacts have been recovered from within the Whaley Conservation Area however, excavations at numerous locations at Scarcliffe Park were carried out in the 1960s which have confirmed that Roman settlement took place in the area, probably after 125A.D. until early 300A.D.

³ Creswell Crags Limestone Heritage Area Management Action Plan; Volume 1, pp. 161-2

The value of the rock shelters and the few field remains requires further analysis to fully understand the significance of the area. Given the wider archaeological interest, the Creswell Crags Limestone Heritage Area Management Action Plan concludes that the Elmtun and Whaley Valley' has good potential for further Palaeolithic and Mesolithic archaeology.⁴ Potential open air sites 'could include flint scatters on the valley sides and top, most likely to be of Mesolithic date, or material of any date buried beneath the alluvium in the valley bottom.'⁵

Threat

Development which is likely to disturb the ground could reduce the potential for further archaeological finds if the impact of development proposals is not carefully evaluated.

Given the significant archaeological interest of the Elmtun and Whaley Valley, it is considered that there is potential for opportunities to promote and develop the understanding of the archaeological interest for the benefit of the village and wider general public.

This promotional work has begun as the route of the Archaeological Way passes along the footpath to the south and through the village towards Whaley Common. The route is accompanied by 'the Creswell Archaeological Way' leaflet which is printed by Derbyshire County Council. Several way mark posts are located in the conservation area. However, further interpretation could promote an understanding of the archaeological interest and historical development of the area for the benefit of the local communities and the general public.

Opportunity

Further opportunities to improve interpretation could be explored to highlight the archaeological interest of the Whaley area. This would be in collaboration with relevant stakeholders such as the Creswell Heritage Trust to ensure that this complements the proposals outlined in the Creswell Crags Limestone Heritage Area Management Action Plan, and landowners to ensure that this would not be detrimental to specific sites.

⁴ Creswell Crags Limestone Heritage Area Management Action Plan; Volume 4, Chapter 9, pp.250-1

⁵ Creswell Crags Limestone Heritage Area Management Action Plan; Volume 1, pp. 125-7

Features of Interest

Defined Elsewhere

Entries on the Sites and Monuments Record

Whaley Rock Shelter 1 (SMR number 11232)
Whaley Rock Shelter 3 (SMR number 12357)
Medieval pottery finds at Whaley Farm (SMR number 11233)
Whaley Mill (SMR number 29206)

Defined in the Appraisal

Unlisted Buildings of Merit

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

Whaley Farm and barn
Pinewood Cottage
The Old Electric Cornmill
Rose Cottage
Whaley Moor Farm barns (x3)
The Black Horse Inn
Wood View Cottage
Outbuilding to north of Wood View Cottage
Forest Cottage, former stables to rear, and outbuilding
Outbuilding at Highfields
The Old Cottage
Park House, barn to rear, and outbuilding
The School House
The Bell Bailey

Important Open Spaces

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

Land to north of mill pond
Land to north of Red Brick House
Land to south of Holme Cottage
Land adjacent to The Old Cornmill
Land adjacent to Whaley Farm

Views

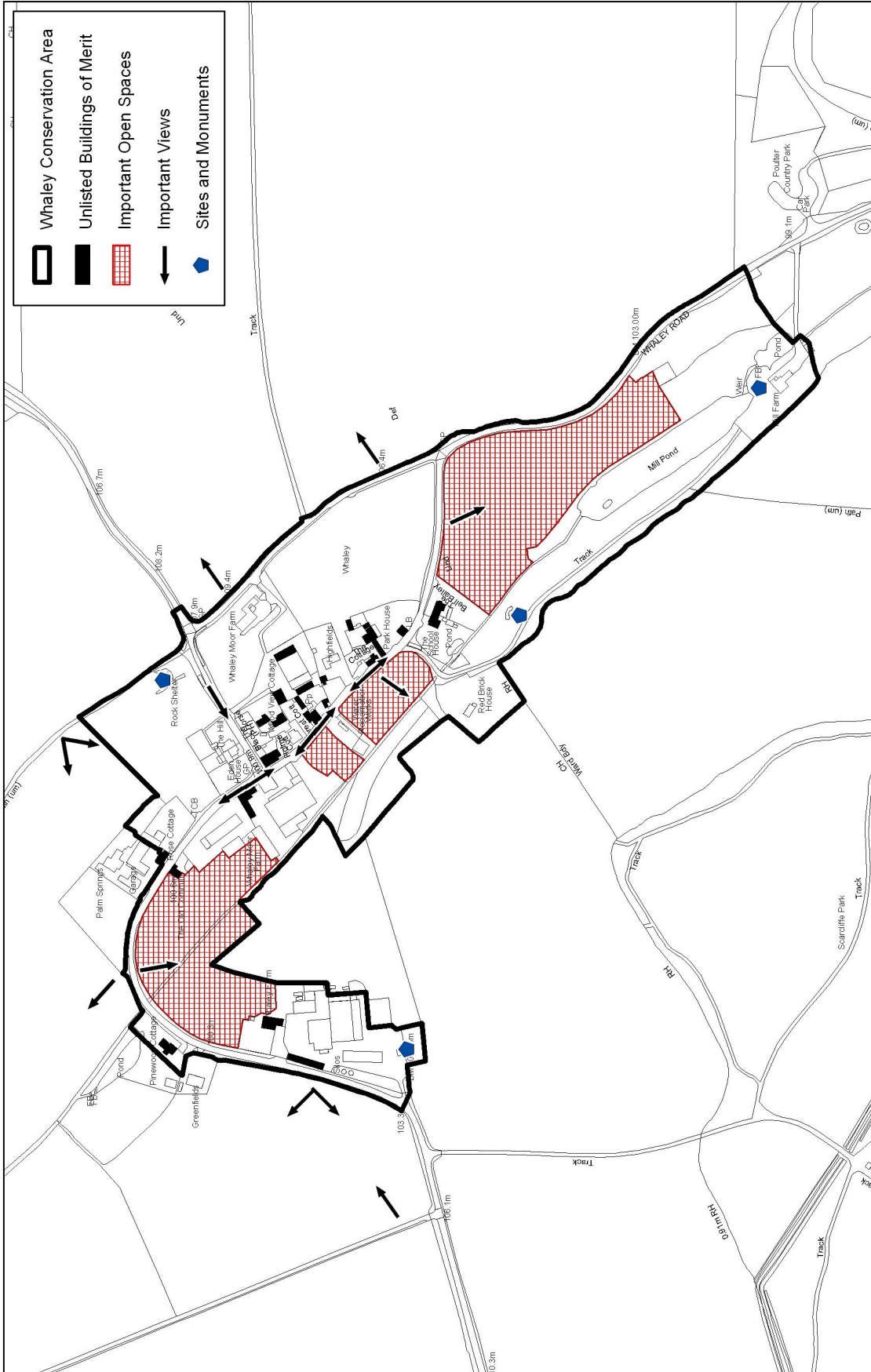
The following views have been identified as important to the character and appearance of the conservation area:

View of the conservation area on approach from the west
Views from the footpath to the north of the conservation area of the village, Scarcliffe Park and towards Whaley Hall.
Internal views along Whaley Road

View of important open space and the mill pond
Views to the west from Whaley Farm
View from Whaley Road towards Whaley Hall
View across important open spaces between the Whaley Moor Farm and Whaley Farm towards Scarcliffe Park
View across important open space towards Red Brick House and Scarcliffe Park
Views across limestone plateau to north east

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.



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Whaley Conservation Area: Features of Interest



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 Whaley 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 Whaley 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 Whaley 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 Whaley Conservation Area.

The Need for Planning Permission

The special interest of conservation areas can be eroded through the loss of key features that make up its character and appearance and in certain cases it may be 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 can be achieved through the making of an Article 4 Direction under the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008).

The merits of making an Article 4 Direction were considered during the preparation of this document and it was concluded that there was not sufficient justification for an Article 4 Direction due to the extent of the loss of traditional features such as timber sash and casement windows and the replacement of traditional roof coverings.

However, an Article 4 Direction may be justified if these traditional features are reinstated. Therefore, it is proposed that consideration will be given to making an Article 4 Direction when this document is reviewed five years after the adoption date.

ACTION

Consider making an Article 4 Direction to remove relevant permitted development rights.

KEY DATES

December 2013:

Consider the merits of making an Article 4 Direction and if appropriate make the Direction.

The Assessment of Planning Applications that Affect Archaeology

When assessing any proposal for development affecting a site identified on the Derbyshire SMR, the Local Planning Authority will initially consult the County Development Control Archaeologist who will undertake an initial assessment of archaeological potential.

The Creswell Crags Limestone Heritage Area Management Action Plan has identified the Elmton and Whaley Valley as an area with good potential for further archaeology and the Appraisal has identified that new development could be a potential threat to this.

The Management Action Plan recommends that all proposed development in Whaley village should involve an archaeological assessment under Planning Policy Guidance Note 16 prior to planning being approved.⁶

The threat from new development in the Whaley area is considered to be low and limited to developments essential to the countryside. However, the extent of the area to which

⁶ Creswell Crags Limestone Heritage Area Management Action Plan (2004) Volume 1 p.65

this approach should apply is yet to be defined and therefore it is considered that the Council should work with the Creswell Heritage Trust and Derbyshire County Council to develop an Area of Archaeological Importance and establish how this should be implemented.

ACTION

Prepare an Area of Archaeological Importance in partnership with the Creswell Heritage Trust and Derbyshire County Council.

KEY DATES

March 2012:

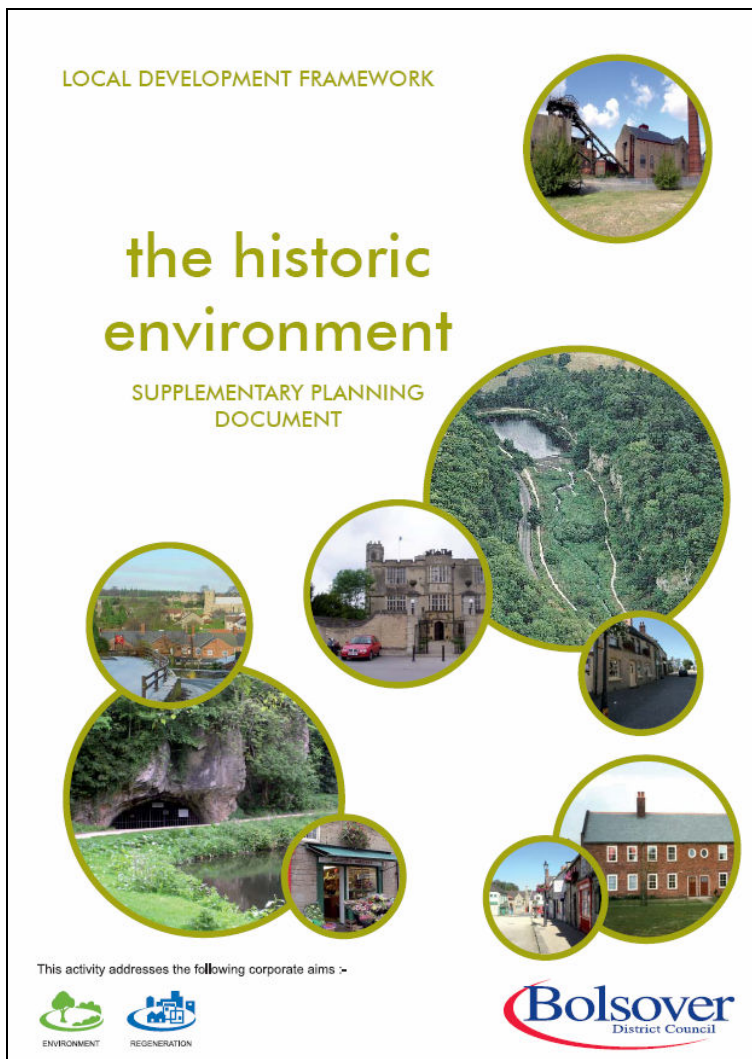
Discussions with the Creswell Heritage Trust and Derbyshire County Council to identify boundaries for the Area of Archaeological Importance.

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 Whaley 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, development affecting historic agricultural buildings and archaeology is provided by the Historic Environment Supplementary Planning Guidance (Chapters 2, 3 and 5 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. This will be undertaken on a three-yearly basis in order to identify 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

December 2008:
baseline survey

December 2011:
follow-up survey

Buildings Needing Both Urgent and Non-Urgent Repairs

The Appraisal did not identify any buildings as currently needing urgent or non-urgent repairs. All buildings appear to be in use and are generally well-maintained. This situation will need to be kept under review.

Enhancement Schemes

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

Proposal – Repair and restoration of historic buildings

The Appraisal has identified the contribution that traditional window and door designs, plus other traditional fixtures and fittings can make to the character and appearance of historic buildings and the conservation area as a whole. Due to the survival of photographic evidence illustrating the original style of windows and roof coverings at certain properties in the area, it is considered appropriate to offer grants to the owners of unlisted buildings of merit within the conservation area through the Historic Building Grant Scheme which is operated by the Council at the standard rate. Further information and guidance is available on the Council's website (www.bolsover.gov.uk) or by contacting the Council's Conservation Section.

Window Repair/Re-instatement

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

Re-roofing Works

25% of total cost of works up to a maximum grant of £1,500.

ACTION

Promote the availability of the Council's Historic Building Grant Scheme for the repair and restoration of historic buildings.

KEY DATE

December 2009:

monitor the take-up of Historic Building Grants for repair and restoration works.

Proposal – Works to overgrown trees at sewage treatment works

The overgrown trees at the sewage treatment works require pruning before they start to seriously affect the overhead electric and telephone cables. More regular maintenance would prevent any problems arising from interference with the cables and would improve the appearance of this area of the village.



ACTION

Seek remedial works and regular maintenance of trees at the sewage treatment works.

KEY DATE

December 2008:

Write to Severn Trent Water requesting that pruning be carried out to reduce the height of the trees, and a more regular maintenance programme put in place.

Proposal – Reinstatement of the original directional road sign

The Whaley Village Residents Association has purchased and repaired the original road sign and is keen to see the sign reinstated in place of the present sign. The Appraisal has identified the reinstatement of the original sign, with any additional directional fingers in keeping with the original design, as an opportunity to improve the street scene. Discussions with Derbyshire County Council, the Highway Authority are necessary, as all signs on the highway must be authorised by the Highway Authority. A maintenance agreement must also be established prior to the reinstatement of the sign.

ACTION

Monitor the progress of discussions between the Whaley Village Residents Association and the Highway Authority.

KEY DATE

On-going: provide advice and assistance where required.

Proposal – Investigate the possibility of reducing heavy goods vehicles traffic

The high volume of heavy goods vehicles travelling through historic areas is a problem which has been identified elsewhere in the district. There is a weight limit in place in Whaley however, the volume of heavy goods vehicles travelling through the village remains a problem. Discussions are currently taking place with the Highway Authority regarding the volume of heavy goods vehicles travelling through Whitwell, and as part of these discussions it is proposed to investigate the situation in Whaley to identify why this is occurring and whether any measures can be taken to ensure that the weight restrictions are adhered to.

ACTION

Identify any necessary measures that may secure a reduction in volume of heavy goods vehicles travelling through Whaley.

KEY DATES

January 2009:

Monitor progress of discussions with Derbyshire County Council regarding how to reduce the volume of heavy goods vehicles.

Proposal – Further interpretation of archaeology in the Whaley area

The archaeological interest of sites in the Whaley area has been identified as a key element which contributes to the overall character of the conservation area. Further interpretation could be explored to highlight the archaeological interest in Whaley which would complement the Archaeological Way Leaflet and the proposals outlined in the Creswell Crags Limestone Heritage Area Management Action Plan.

ACTION

Explore opportunities to improve interpretation in the Whaley Conservation Area in collaboration with relevant stakeholders.

KEY DATES

March 2012:

Discussions with stakeholders including the Creswell Heritage Trust and the Whaley Village Residents Association to establish the feasibility of the scheme.

Proposal – Living history project

The residents of the village identified a desire for accounts of village life in Whaley to be recorded to inform the historical interest of the village. Therefore, it is considered that an oral history project could be explored, perhaps as part of a district wide project.

ACTION

Explore opportunities to improve interpretation in the Whaley Conservation Area.

KEY DATES

March 2012: monitor progress on the development of a project plan for an oral history project.

Proposal – Public realm improvement works

Improvements to features of the public realm could include the replacement of street lighting with higher quality design fittings and the replacement of the modern direction signage with a traditional design which would reinforce the local, rural identity. A review of all such features of the public realm is necessary and could also include street lighting coverage.

ACTION

Prepare a public realm strategy

KEY DATES

May 2012:

Carry out public realm audit

September 2012:

Investigate funding sources for environmental improvement programme.

Monitoring Indicators

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. This data will be used to assess the impact of the protection of the special character and appearance of the Whaley Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan,

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	23	First year
	A2	Number of entries on the Sites and Monument Record (not covered by other designations)	4	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	0	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	1	First year
	C2	Number of applications for conservation area consent determined	0	First year

Based on figures for financial year 07/08

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

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