

HARDSTOFT CONSERVATION AREA



Appraisal and Management Plan



Adoption Draft



February 2010

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View of The Famous Shoulder public house and converted barns and outbuildings

Introduction

- i. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- ii. Section 71 of the same Act requires the Council to formulate and publish proposals for the preservation and enhancement of conservation areas in the district. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Role of Conservation Area Appraisals and Management Plans

- iii. 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.
- iv. 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

- v. The preparation of this document commenced in July 2009 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.
- vi. Initial stakeholder consultation took place in August 2009. The issues raised during this exercise were considered and informed the preparation of the draft Appraisal and Management Plan.
- vii. A public participation exercise on the draft Appraisal and Management Plan ran from Monday 19th October 2009 to Monday 16th November 2009 with a public meeting held on 3rd November 2009 at The Famous Shoulder public house, Hardstoft.
- viii. Following consideration of the representations received during the public participation exercise, a revised Appraisal and Management Plan has been prepared, 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

- ix. 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 listed buildings, 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. The reader should not assume that omission from this list implies 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.

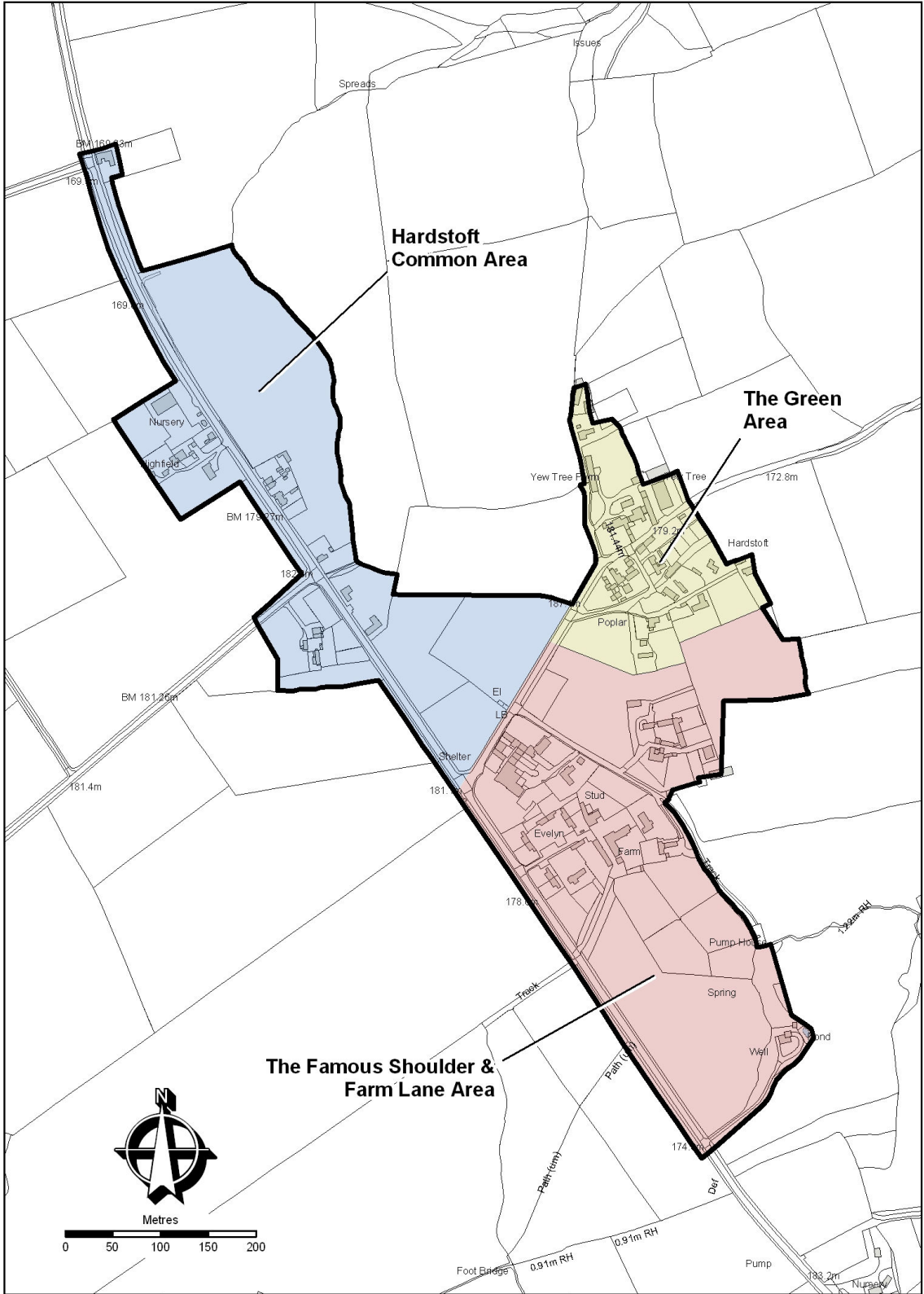
- x. To remain relevant, Conservation Area Appraisal and Management Plans need to be reviewed and kept up to date. Bolsover District Council intends to review these documents every five years. Therefore, the period of coverage is five years from publication, although the Appraisal and Management Plan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

Additional Guidance

- xi. Additional guidance and advice on conservation areas can be found in the following English Heritage publications:
- ❖ '*Guidance on conservation area appraisals*' (2006)
 - ❖ '*Guidance on the management of conservation areas*' (2006)
- xii. Government guidance relating to historic buildings and conservation areas is set out in Planning Policy Guidance Note 15: *Planning and the Historic Environment* (1994).
- xiii. Government guidance relating to archaeology and planning is set out in Planning Policy Guidance Note 16: *Archaeology and Planning* (1990).

Hardstoft Conservation Area

- xiv. The Conservation Area was originally designated by the Council in July 1978 as the Hardstoft Green Conservation Area which covered Yew Tree Farm, Ash Lea Farm and the buildings around The Green.
- xv. In February 1990 the Conservation Area boundary was extended to recognise the special interest of the wider Hardstoft area. The Conservation Area was renamed the Hardstoft Conservation Area and encompasses all of the buildings in Hardstoft, the buildings on Hardstoft Common, and some agricultural land in the immediate area.



Hardstoft Conservation Area

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Part 1: Appraisal

1. Introduction

- 1.1 Hardstoft is situated in the district of Bolsover in Derbyshire, lying close to the county border with Nottinghamshire. It is approximately 6.5 miles south east of Chesterfield and 8 miles north west of Mansfield.
- 1.2 The conservation area covers an area of 23 hectares and extends beyond the confines of Hardstoft itself. The boundary encompasses the hamlet of Hardstoft, an area of built development to the north west on Hardstoft Common, and The Fields, an isolated property on the southern boundary of the conservation area. Much of the conservation area lies in the parish of Ault Hucknall, with the exception of the southern tip which extends into the parish of Tibshelf.
- 1.3 Hardstoft Conservation area sits either side of the road junction where Deep Lane meets the B6039 (Chesterfield Road), the former turnpike road between Chesterfield and Tibshelf. Chesterfield Road is the backbone of the conservation area; it forms much of its western boundary and connects Toll Bar Cottage on Hardstoft Common in the far north west with The Fields in the south east.
- 1.4 The settlement lies on a sandstone ridge which is characteristic of the gently undulating Coal Measures landscape. The eastern slope of this ridge faces towards Hardwick which is perched on the escarpment and dominates views to the east. Much of the land in between is agricultural and forms part of the Hardwick Estate managed by The National Trust.
- 1.5 Hardstoft was once entirely owned by the Chatsworth Estate as part of the Bess of Hardwick legacy. In 1959 the Hardwick Estate was transferred to The National Trust and since then many of the properties and some of the fields and undeveloped lands have been sold.

2. Summary of Character

- 2.1 The Hardstoft Conservation Area has a strong rural character which has been shaped by the local geology and topography, its agricultural origins dating back to the medieval period, and four hundred years of management as part of the Hardwick Estate.
- 2.2 Hardstoft sits on a sandstone ridge within a gently undulating landscape that is predominantly agricultural. The conservation area is encircled by open fields used for arable crops and grazing, and these are enclosed by hedgerows and trees. This landscape setting is an integral part of the rural character of Hardstoft. Views of Hardstoft sitting within this landscape and views from the conservation area of the surrounding landscape reflect the agricultural origins of Hardstoft and make an important contribution to the character and appearance of the area.
- 2.3 The dispersed settlement pattern of Hardstoft is a key characteristic. This is the result of the haphazard manner in which buildings were built on the edge of Hardstoft Common, the settlement of Hardstoft Common in the 19th century, and the survival of undeveloped open spaces interspersed amongst the clusters of buildings. Hardstoft does not have a coherent centre due to this dispersed settlement pattern.
- 2.4 The network of roads and lanes are of historical interest and contribute to the dispersed settlement pattern. In the 1820s the construction of the turnpike road was an important development in the course of Hardstoft's history. Since then several buildings of historic and architectural interest have been built along this road at Hardstoft Common. The network of lanes forming The Green is an historically important feature, and leading off from The Green and Deep Lane are several quiet, rural lanes. The roads and lanes are mainly enclosed by mature hedgerows, trees, and traditional stone and brick boundary treatment which are an integral part of the rural character of Hardstoft.
- 2.5 As a result of the dispersed nature of Hardstoft, the conservation area has been divided into three sub-areas for the purpose of further analysis in the Appraisal:
- The Green Area
 - The Famous Shoulder and Farm Lane Area
 - Hardstoft Common
- 2.6 The historic core of Hardstoft is largely formed by buildings around The Green, The Famous Shoulder public house and Farm Lane in the eastern half of the conservation area. The survival of many of the farmhouses, attached barns, and outbuildings which formed the farming hamlet in the late 18th and 19th centuries is central to the character of the area. These buildings were built in the local vernacular style using traditional building materials and contribute to the rural character and appearance of Hardstoft. Views of stone buildings clustered together with slate or red clay pantile roofs reflect the important contribution that traditional building materials make to the character of the

conservation area. Views towards Hardwick Old and New Halls and the stableyard buildings are mainly possible from these two sub-areas, signifying the historical connection between the two settlements.

- 2.7 The character of Hardstoft Common changed significantly following the enclosure of the land and the creation of the road bisecting it. This remains a rural area surrounded by agricultural fields, however, after the construction of the turnpike road buildings were built at intervals along this section of the road. This is a linear settlement comprising buildings of both Coal Measures sandstone and brick buildings with mostly natural slate roofs. Views are limited in this area due to the hedgerows and trees which line Chesterfield Road.
- 2.8 In recent times Hardstoft has become a largely residential hamlet as all but one of the farms have ceased to operate and many of the former barns and outbuildings have been converted. The Famous Shoulder remains an important landmark building in Hardstoft due mainly to its continued use as a public house and its prominent location in the conservation area.

3. Historical Development

- 3.1 The earliest reference to Hardstoft in 1086 records the area as called Hertestaf, meaning Hert's homestead, Hert being either an Old Norse or an Old English personal name. Similarly, the names of nearby settlements at Stainsby and Blingsby are derived in part from the Old Norse language; the suffix 'by' meaning farmstead or village. The place names indicate that these were originally Norse settlements, and it has been suggested that this colonization of the area occurred following the defeat of the Mercians by the Great Army at Repton in 873 AD.¹
- 3.2 The area was heavily wooded during this period and it is likely that the settlers chose to clear an area of forest to settle at Hardstoft due to its elevated position on a ridge.
- 3.3 Prior to the Norman invasion in 1066 Hardstoft was held by Steinulf, whose lands also included Stainsby, Heath, Blingsby and part of Rowthorne. After the Conquest most of Steinulf's large estate was given to Roger of Poitou, however, by the time of the Domesday Book (1086) it was William I who managed these lands. The entry in the Domesday Book records 5 households and 1 plough at Blingsby and Hardstoft.
- 3.4 During the second half of the 12th century the manor of Stainsby, which included the hamlet of Hardstoft, was granted to William fitz Wakelin or one of his ancestors by Henry II. The manor of Stainsby passed to the Savage family as a result of the marriage of William's daughter Andeluya to Robert le Sauvage. It remained part of the Savage estate until the late 16th century.
- 3.5 In 1593 the family sold the manor to Bess of Hardwick who had recently bought 400 acres of the Hardwick estate following the death of her brother James in 1580/1. Bess continued to buy land in the immediate area. After Bess's death her second son William Cavendish commissioned William Senior to record the extent of his lands. The map that he produced dated 1610 shows that Hardstoft (referred to as 'Harsstof') was a small, linear settlement of ten buildings lying on the edge of Hardstoft Common. Three of these buildings stood in The Green area and the remainder to the south near Farm Lane. Deep Lane can also be identified on this map. The enclosure of the surrounding fields was underway by this period.

Local Point of Interest

One of the residents of Hardstoft during this period was Renold Plumtree, a waller who had worked for Bess at Hardwick and Owlcotes. He died at Hardstoft in 1631.² Several of the enclosed parcels of land on Senior's map include the name 'Plumtree.'

¹ Derbyshire County Archivist Notes (1976) 'Stainsby'

² David Durant (1999) 'Bess of Hardwick: Portrait of an Elizabethan Dynast' pp.194

- 3.7 During the 19th century this development continued, though in a more dispersed nature than previously, due largely to the introduction of the new turnpike road in the 1820s which encouraged development on Hardstoft Common. As the fields on Hardstoft Common were enclosed a road was formed cutting through this land, however, due to its poor condition an Act of Parliament in 1827 established the Chesterfield to Tibshelf Trust³ which constructed the turnpike road to replace this earlier road. One of the turnpike toll houses on this road was Toll Bar Cottage, positioned at the junction of Locko Lane and Chesterfield Road on Hardstoft Common. The 1839 Tithe Map shows this to be in rather an isolated location at this time, however, during the course of the next fifty years small pockets of land along Chesterfield Road were built upon.
- 3.8 The foundation of a Wesleyan Methodist's Chapel in Hardstoft in 1835, and of the Church of England School in 1858 serving 80 children, provides an indication of the growing population of Hardstoft and the surrounding villages. According to White's Directories of Derbyshire in 1857 the earlier chapel was a small, plain, stone building which was also used as a Sunday School.⁴ The exact location of the Chapel is not known, however, evidence suggests that it may have been located at or near the site of the present day Green Acres on Chesterfield Road.
- 3.9 The sinking of the Doe Lea colliery in 1880 had a significant impact on development within the parish, which had previously comprised estate villages. The population of Ault Hucknall parish in 1881 was 747 and this almost doubled over the next ten years to reach 1,388 by 1891. Hardstoft appears to have been less affected than places such as Doe Lea and Stainsby, and this remained a period of gradual development in Hardstoft. The Directory for 1891 records eight farmers in Hardstoft, as well as a whitesmith, a butcher and a tobacconist. Attendance at the school averaged 60 children in 1891.⁵
- 3.10 During the course of the 20th century Hardstoft became a predominantly residential hamlet. The decline of the agricultural industry has resulted in only one working farm operating today on The Green, whilst many of the agricultural buildings have either been converted to residential properties, have been demolished, or are now unused and in need of repair.
- 3.11 Similarly, the school in Hardstoft fell out of use in the 20th century. Following the creation of the school board for the district in the 1890, the schools in the parish were re-organised to accommodate the increasing population. New schools were built in nearby villages during the second half of the 19th century and into the 20th century and during the course of the 20th century the number of pupils attending the school at Hardstoft dwindled until the school finally closed.

³ Turnpike Roads in England: www.turnpikes.org.uk

⁴ F White 'Directory of Derbyshire 1857'

⁵ Kelly 'Directory of Derbyshire 1891'

- 3.12 The second half of the 20th century also saw the most significant changes in landownership in Hardstoft since 1593. In 1959 the Hardwick Estate was transferred to The National Trust as a result of the death duties payable by the 11th Duke of Devonshire on his inheritance. The National Trust has since sold some of the land in the conservation area and most of the properties to private individuals in order to provide essential funding for the repair and maintenance of key buildings at Hardwick, retaining some land on The Green and to the east of Chesterfield Road.
- 3.13 Throughout this period Hardstoft has continued to evolve and remains a desirable place to live. Whilst some buildings have been lost, several buildings were built in the second half of the 20th century, most notably the four pairs of Evelyn Devonshire Cottages off Chesterfield Road.

Local Point of Interest

In an attempt to achieve greater security in its oil supply in the post-World War 1 era, the Government provided financial support for Lord Cowdray's Mexican Eagle Company in its search for liquid petroleum in Britain. They found small quantities of oil between Hardstoft and Tibshelf in 1919.⁶

⁶ Ronald W. Ferrier, J. H. Bamberg (1994) 'The history of the British Petroleum Company (Volume II)' pp.174

4. Archaeology

- 4.1 No scheduled monuments are recorded within or close to the boundary of the conservation area.
- 4.2 The county Historic Environment Record (HER) is the principal source of information about unscheduled archaeological sites in Derbyshire. The HER lists two sites which are indicated on the Features of Interest map:
- Toll Bar Cottage, Chesterfield Road (HER No. 218 - MDR6051)
 - Brickyard (site of), Chesterfield Road, Hardstoft (HER No. 275 - MDR12076)
- 4.3 The brickworks appears to have been established in the mid 19th century and is shown on the Ordnance Survey map of 1877-78 to the east of Chesterfield Road near Toll Bar Cottage. On the site were several rectangular buildings of varying sizes and an area of earthworks in the centre of the site. The site had ceased to be used as a brickworks in c.1887.

5. The Relationship between the Built and Natural Environment

- 5.1 Hardstoft has an intrinsic historical association with the agricultural landscape within which it sits and as such it retains a strong rural character. The significance of the landscape component means it has a crucial role in setting the overall context for the buildings of the conservation area.

Key Element – Landscape Setting

- 5.2 Hardstoft sits on a ridge overlooking the Doe Lea valley to the east which is dominated by the escarpment on which Hardwick Hall stands. This is a gently undulating landscape which has been formed by the erosion of alternating bands of sandstone, shale, mudstone and coal which together comprise Coal Measures. It is the erosion of sandstone that creates the small ridges and the erosion of the shale, mudstone and coal that creates the valleys.⁷
- 5.3 The sandstone ridge which runs through Hardstoft roughly follows the line of the toll road, however, it does divert briefly through the historic core of Hardstoft, before sweeping back again to meet the line of the toll road. This elevated position provides ample opportunity to view Hardstoft within its wider landscape setting.
- 5.4 The local topography would have been a determining factor in the settlement of the area, which was covered by dense woodland in early medieval times and has since been progressively cleared. 'The Landscape Character of Derbyshire' describes this as an area which is characterised by mixed farming and sparse tree cover. Arable farming has become the dominant land use in the area due to the gentle topography, however, pastoral land is more common where there are greater undulations in the landform.⁸
- 5.5 Since 1593 the land in and around Hardstoft has been managed as part of the Hardwick Estate. Bess of Hardwick favoured the enclosure of her vast lands as it brought her additional revenue and as a result the enclosure of open arable fields at Hardstoft was well underway by 1610. Several of these field boundaries in and adjacent to the conservation area remain today, demarcated by mature hedgerows which are a feature of the area.
- 5.6 The land comprising Hardstoft Common has undergone significant change since 1610. This area of open common land was enclosed after this date and bisected by a road. The turnpike road which replaced this road in the 1820s encouraged small pockets of development on Hardstoft Common.
- 5.7 On a much larger scale, the M1 motorway was constructed in the 1960s. It bisects the Hardwick Estate to the east and is within close proximity to Hardstoft. The motorway lies on the valley bottom and as such is largely screened from view from Hardstoft due to the local topography and the trees. The photograph below shows Hardstoft occupying the higher ground (centre),

⁷ Derbyshire County Council (2007) *The Landscape Character of Derbyshire*, pp 87

⁸ Derbyshire County Council (2007) *The Landscape Character of Derbyshire*, pp.95-98

and shows how the land slopes away to the east, concealing much of the motorway.



View of Hardstoft from Hardwick

Key Element – Layout and Plan Form

- 5.8 The Hardstoft Conservation Area is a dispersed settlement comprising clusters of buildings around The Green, Farm Lane and the public house, and also on Hardstoft Common. These areas are interspersed with parcels of undeveloped land which were once farmed or used as allotments. As a dispersed settlement, the road network comprising Chesterfield Road, Deep Lane, Farm Lane and unclassified roads is an important historical feature that provides a link between the areas of development. Chesterfield Road forms the backbone of the conservation area stretching from Toll Bar Cottage in the far north west to The Fields in the south east.
- 5.9 Historically, development in Hardstoft took place on the edge of Hardstoft Common and formed a sinuous pattern of development which reflected the piecemeal enclosure of the lands. During the 18th and 19th centuries the areas of The Green, The Shoulder of Mutton public house, and Farm Lane became more defined as the number of farmhouses and outbuildings in these areas increased. In between these areas lay several buildings but in the main enclosed fields and allotments divided the clusters of buildings.
- 5.10 Further development in the 20th century around The Shoulder of Mutton and Farm Lane, particularly the Evelyn Devonshire Cottages, has seen these two

areas merge in terms of plan form. Many of the buildings in this area lie sandwiched between Chesterfield Road and Deep Lane.

- 5.11 The land between this mass of buildings and The Green remains undeveloped, separating these two historic areas. As a result, there is no centre to Hardstoft. The dispersed nature of the settlement is an important characteristic and is due to the open spaces of undeveloped land dividing the clusters of buildings.
- 5.12 On Hardstoft Common small pockets of land adjoining the road were built upon from the 19th century onwards, pushing the boundaries of Hardstoft to the north west to incorporate these new buildings. This settlement pattern and the presence of open spaces at intervals along Chesterfield Road further emphasise the dispersed nature of Hardstoft. Important open spaces in Hardstoft are listed in the Features of Interest section.

Key Element – Views

- 5.13 The local topography, the areas of undeveloped land in the conservation area, and the surrounding agricultural fields are all conducive to mid to long distance views of the conservation area and of the landscape in which Hardstoft sits.
- 5.14 On the approach to Hardstoft from the east along Deep Lane and from the south along Chesterfield Road the views across the open fields towards the cluster of mainly stone buildings around The Green and Farm Lane make an important contribution to the rural character and appearance of the conservation area.
- 5.15 Internal views of the street scene along the roads and lanes in Hardstoft which are bordered by mature trees, Hawthorne hedgerows and stone boundary walls also capture the rural nature of the conservation area.
- 5.16 Where gaps in the hedgerows and the boundary treatment occur along these roads, long distance views are possible to the east towards the Old and New Halls at Hardwick and the stable block nestling in the tree line on the escarpment. These are important views linking Hardstoft with the estate to which it has historically been associated with.
- 5.17 From the elevated position of Chesterfield Road and Farm Lane it is also possible to gain mid to long distance views towards settlements lying on nearby ridges, particularly to the south and the east. Views of small remnants of wooded areas such as Ridlocks Wood are also possible.
- 5.18 Some of the important views into, within, and from the conservation area are shown below. A full list of the important views is shown in the Features of Interest section.



View of Hardstoft from the east along Deep Lane



View of Hardwick from Farm Lane



Views towards Biggin Farm and Ridlocks Wood to south



Internal view of Chesterfield Road lined with mature trees and hedgerows

6. Traditional Building Materials and Details

- 6.1 The contribution that the buildings and other structures make to the character of the conservation area largely relates to their age and the use of traditional building materials and architectural details. These features and the scale of the buildings reflect the local vernacular style of building.

Building Materials

- 6.2 The main traditional building material in the conservation area is Coal Measures sandstone, reflecting the influence of local geology on the vernacular buildings. The 1839 tithe records indicate that a small quarry once existed between what is now Flax Cottage and Green Acres.
- 6.3 The stone is laid in courses of varying depths which can indicate the age of the building and the nature of the stone. Generally, older properties are constructed of narrow courses of stone and the later buildings built of larger, more regular sized blocks of stone. Coal Measures sandstone is a relatively soft stone which is susceptible to erosion. Variable patterns of erosion can be seen throughout Hardstoft. The deteriorating condition of the stone may explain why some properties have been rendered.
- 6.4 Red brick became increasingly used in the 19th century and was readily available from the brickworks on Chesterfield Road which was in operation in the mid to late 19th century. It is used mainly for outbuildings and chimney stacks, however, several later buildings used red brick, most notably the school in 1858. It has also been used in some cases for repairs or to rebuild older properties.

THREAT 1

The erosion of the stonework has led to the use of render on some traditional stone buildings and the re-fronting of walls in brick. These are inappropriate methods of repair for walls affected by erosion and should not be used elsewhere in the conservation area as this would detract from the character and appearance of individual buildings and the conservation area as a whole.

THREAT 2

Traditional buildings and stone walls will require re-pointing at some time. If a cement-based mortar mix is used, if excessive mortar is smeared over the surface of the stone, or if strap pointing occurs, this can be detrimental to the structural integrity and appearance of the stone or brickwork and detracts from the character and appearance of the conservation area. Pointing should be carried out using a lime-based mortar with a flush finish.



Inappropriate rendering of stonework at Stud Farm



Re-fronting in brick and rendering at Pentuan Cottage and Poplar Farm Cottage

- 6.5 The boundary walls are predominantly constructed of Coal Measures sandstone which are generally laid in courses which vary in depth, topped with coping stones. A section of boundary treatment on The Green is constructed of red brick with coping stones.

THREAT 3

The loss of traditional boundary treatment either through its removal or its replacement with non-traditional boundary treatment which is not in keeping with the character of the area would reduce the positive contribution that the boundary treatment makes towards the character and appearance of the area.

OPPORTUNITY 1

There are places where the present boundary treatment could be replaced with traditional boundary treatment that would better reflect the rural character of the area and reinforce the continuity of the streetscene.

Roofing Materials

- 6.6 The farmhouses and cottages in the conservation area are generally two-storey structures with simple pitched roofs. The barns and outbuildings are mostly one storey buildings.
- 6.7 On Hardstoft Common natural slate is the predominant roofing material. In The Green Area and the Famous Shoulder and Farm Lane Area where more buildings once served agricultural uses, the traditional roofing materials are natural slate and red clay pantiles. Most of the barns and outbuildings have pantile roofs, some with an eaves course of stone slate and some with stone coped gables. The colour of the roofing materials contrasts well with the sandstone. During the mid to late 19th century the brickworks on Hardstoft Common produced clay pantiles for some properties in Hardstoft.

- 6.8 There are cases where traditional roofing materials have been replaced with concrete tiles or other modern alternatives which detract from the character and appearance of the building and the conservation area as a whole.



Clay pantile roofs of converted farm buildings on Deep Lane, some have eaves course of stone slate and stone coped gables

THREAT 4

The replacement of traditional roof coverings with concrete tiles or other modern alternatives and the use of non-traditional roofing materials on new buildings will generally have an adverse effect on the character of the conservation area. Flattening roof slopes and adding incongruous features would also detract from the character and appearance of the conservation area.

OPPORTUNITY 2

The replacement of concrete tiles and other modern alternatives with traditional roofing materials will enhance the character and appearance of the building and the area.

Rainwater Goods

- 6.9 In most cases rainwater goods are fixed directly to the masonry on rise and fall brackets with no fascias or barge boards. Where traditional cast iron rainwater goods remain in place these contribute to the appearance of the building, however, these have generally been replaced with modern alternatives.

THREAT 5

The replacement of cast iron rainwater goods with modern alternatives would have a detrimental effect on the character of individual buildings and thereby on the wider conservation area.

OPPORTUNITY 3

The replacement of plastic rainwater goods with cast iron rainwater goods would preserve the character of the building. For extensions and new buildings in the conservation area, fitting cast metal rainwater goods on rise and fall brackets would contribute to the rural character of the area.

Windows and Doors

- 6.10 Traditionally, timber side-opening casements with single horizontal glazing bars were the predominant window style throughout the conservation area. Casement windows with stone mullions survive in some of the older buildings at Yew Tree Farm, The Farm and Elder Pay Farmhouse. There are cases where vertically sliding-sash windows are evident, though these are limited to The Famous Shoulder, the attached converted outbuildings, and also at Poplar Farm Cottage where the original sash windows survive. Where original windows and doors remain, or replacements accurately replicate the design of the original windows, they make a significant contribution to the character and appearance of the area.
- 6.11 However, a variety of window and door styles have been introduced; uPVC and other alternative modern materials do not replicate the original details and profiles and detract from the character and appearance of the building. Collectively, these alterations also detract from the character and appearance of the conservation area as a whole.



Traditional side-opening casements Vertical sliding sash windows

THREAT 6

The loss of windows and doors which are original or which replicate the original style, and the introduction of non-traditional materials and styles would be detrimental to the character and appearance of the conservation area.

OPPORTUNITY 4

The repair and re-instatement of traditional designs and materials for windows and doors would enhance the character of the buildings and the conservation area as a whole.

Advertisements

THREAT 7

Advertisements displayed within the streetscene or those visible from the roads and lanes could detract from the visual amenity of the area if they are designed without consideration of the rural character and appearance of the area. Advertisements should have the necessary consent prior to being displayed.

7. Identified Sub-Areas

- 7.1 The Appraisal is designed to analyse the special character of the conservation area as a whole. However, due to dispersed settlement pattern in Hardstoft it is possible to identify sub-areas within the conservation area which allows a more detailed analysis of the specific characteristics of each area and the threats and opportunities faced by each.
- 7.2 Three character areas have been identified:
- Area 1: The Green
 - Area 2: The Famous Shoulder and Farm Lane
 - Area 3: Hardstoft Common

Area 1: The Green

- 7.3 Many of the historic buildings in the conservation area lie in a cluster around The Green, a triangular area of land which has been developed and which is enclosed by Deep Lane to the north and a narrow lane to the east and south. The Green itself is a relatively compact area which is enclosed in parts due to the building density and the narrowness of the lanes in places. However, along the lanes which lead away from The Green the area becomes more open in parts and views across the open fields are possible.
- 7.4 Several of the farmsteads in Hardstoft were located around The Green and many of the buildings continued to serve agricultural uses until the late 20th century. Today, the farm on The Green is the only working farm in Hardstoft. Despite this, The Green retains a strong rural character due in part to the survival of many of the buildings which were built in the local vernacular styles of architecture and which comprised part of the historic core of the farming hamlet in the late 18th and 19th centuries.
- 7.5 This small concentration of buildings stands on the sandstone ridge from where the land gradually slopes away to the south and the east, and it is this elevated position and the surrounding areas of undeveloped land which distances this area from the rest of the conservation area.

Key Element – Buildings of architectural or historic interest

- 7.6 The buildings around The Green form part of the historic core of Hardstoft. Senior's map of 1610 shows that there were three buildings in the area at this time, positioned along the edge of common land, with enclosed lands lying to the north and east. During the 18th and 19th centuries the number of farmhouses and outbuildings in the area increased and a number of these stone buildings survive. Yew Tree Farm is a listed building and several other buildings are of local architectural or historic interest (see Features of Interest section for the full list).

Yew Tree Farm



Yew Tree Farm house and range of barns

- 7.7 Yew Tree Farm is one of the oldest and finest farmhouses in Hardstoft and is Grade II listed. It is a two-storey building constructed of coursed squared sandstone. The farmhouse is set back from Deep Lane and hidden behind a row of conifer trees planted in the last quarter of the 20th century for privacy. Despite its seclusion, the farm house makes an important contribution to the character of the area as a former farmstead and as a building in the local vernacular style of architecture of high quality.
- 7.8 The farm complex comprises the farmhouse, the attached barns and the range of outbuildings which were added during the late 18th, early 19th centuries. In contrast to the farmhouse, this group of stone buildings are clearly visible when entering the conservation area from the east. Since the agricultural use has ceased, the farm has diversified and new business uses established using the existing barns to the east of the farm complex and also requiring new buildings to be added to the rear of the complex.

OPPORTUNITY 5

Historically, Yew Tree Farm was clearly visible from Deep Lane and The Green and was a prominent building within the streetscene. As the conifers shielding Yew Tree Farm from view are not an indigenous species and were planted in the late 20th century, it is considered that the removal of these trees would enhance the character and appearance of the area.

Elder Pay Farmhouse and Barn



Elder Pay Barn Farmhouse and converted barn

- 7.9 The farmhouse to the north of Elder Pay Barn is an interesting stone building with clay pantile roof which dates from the late 1700s. It appears to retain the original mullioned windows, though these and the timber doors are in a poor condition. The farm ceased to operate in the second half of the 20th century and the farmhouse has been vacant since the 1980s. There are two stone outbuildings opposite the farmhouse which date from the 19th century, one has been converted to residential use and is called Elder Pay Barn, whilst the second outbuilding is in a very poor condition and has seen alterations in red brick.

THREAT 8

The lack of use of the farmhouse and the outbuilding will lead to the continuing deterioration of the buildings which will be to the detriment of the character and appearance of the area.

OPPORTUNITY 6

Securing a viable use for the farmhouse and the outbuilding and carrying out the necessary repairs will preserve the character and appearance of the area.

The Farm on The Green



Farm buildings on The Green

- 7.10 There has been a farm on The Green since the late 18th century and today this remains the only working farm in Hardstoft. Only two outbuildings survive, both of which are built of stone and are visible from Deep Lane. The building nearest to Deep Lane has the year 1772 carved into the stone lintel.
- 7.11 Today, the farm has grown into a collection of buildings built mainly of modern materials. Corrugated metal sheeting is used for buildings and as a means of enclosure, some of which is in a poor state of repair and detracts from the appearance of the area.

OPPORTUNITY 7

The removal of any redundant modern buildings, the repair of agricultural outbuildings on The Green, and the use of traditional or natural boundary treatment would improve the overall character and appearance of this area of Hardstoft.

Rows of Cottages



43 The Green, Broom Close Cottage and The Cottage

- 7.12 The Green Area is also characterised by the rows of early 19th century stone cottages at 43-45 The Green and the former row of four cottages overlooking Deep Lane which are now known as Broom Close Cottage and The Cottage. The cottages have slate roofs unlike many of the farm buildings in The Green Area. Many of the windows are also of the original design; side-opening casements with single horizontal glazing bars.
- 7.13 Until the late 20th century there was also a row of stone cottages dating from the early 19th century which ran to the south of Elder Pay Barn. This row was demolished in the mid 20th century and was replaced initially by modern outbuildings and then a new residential property, The Weavers.



Pentuan Cottage (left) and Poplar Farm Cottage (right)

- 7.14 To the south of The Green lie two adjoining cottages which appear to be 19th century brick cottages. However, closer inspection reveals that these are earlier stone cottages which were re-fronted in brick, possibly using brick from the works on Hardstoft Common. Poplar Farm Cottage has been the least altered and retains its original sash windows, though it now stands vacant.

THREAT 9

The condition of vacant properties can deteriorate without regular maintenance and can become targets for vandalism. This can affect the appearance of the building and of the character of the area.

Key Element – Layout, plan form and the interrelationship of spaces



Buildings enhance the streetscene at The Green and Deep Lane

- 7.15 The Green is a relatively compact area. The Green itself has been developed and a number of buildings around The Green are in close proximity to each other. The rows of cottages at 43-45 The Green and The Cottage and Broom Close Cottage contribute to the compact nature of this area. These buildings,

together with Elder Pay Farmhouse and Barn border The Green to the east, creating an enclosed area.

- 7.16 The approach and entrance to the conservation area from the east along Deep Lane is also an enclosed area due to:
- the orientation of Broom Close Cottage and The Cottage to abut Deep Lane
 - the height of these buildings
 - the arrangement of the stone former barns at Yew Tree Farm to form a small yard which faces onto Deep Lane
 - the narrowness of Deep Lane bordered by a narrow grass verge and no pavement.
 - the height of the stone and natural boundary treatment in places along Deep Lane.

Local Point of Interest

Victorian pipework lies below the narrow grass verge that lies between The Cottage, Broom Close Cottage and Deep Lane.

- 7.17 By contrast, the lanes which lead away from The Green become more open where the gaps in the hedgerows and the greater distances between the buildings afford opportunities to view the surrounding landscape.
- 7.18 Despite the age of Deep Lane, a number of properties in this area are located along the two lanes branching off The Green. As a result, it is not possible to see many of the buildings on the periphery of The Green Area from Deep Lane. Several properties lie along a private drive leading to the south and extending to the east of The Green which is hidden from view by the attractive garden at Elder Pay Barn.

Key Element – Network of roads and lanes

- 7.19 The dispersed pattern of settlement at Hardstoft has been identified as a feature of the conservation area and therefore the historic network of roads and lanes which links these areas is also important.
- 7.20 Today the majority of the traffic travelling past The Green is in an east-west direction along Deep Lane which dates from at least the early 1600s. At this time the area of land on which The Green sits appears to have been common land. The Green was created when the common land was enclosed and the triangular lane pattern that borders The Green became established.



Lane to the north of The Green



Private drive leading to The Folds

7.21 Two lanes branch off from the Green, one leading to Ash Lea Farm to the north and the other to the south of The Green which is a private drive that extends to the east towards The Folds. It is thought that prior to the construction of the road along Hardstoft Common, the old Chesterfield to Tibshelf road may have run past Ash Lea Farm and The Green and down to Farm Lane. Today the lane leading to Ash Lea Farm is a quiet country lane which now ends at the farm.

7.22 The quiet lanes in The Green area reflect the rural character of Hardstoft and also contribute to the pleasant appearance of the area. The lanes around The Green are narrow, single track lanes without pavements which are lined by hedgerows, trees and/or traditional boundary treatment. The stone and red brick boundary walls topped with coping stones create a sense of continuity in the streetscene and are a feature of The Green which contributes significantly to the character of Hardstoft.



Stone and red brick boundary treatment on The Green

THREAT 10

The over-engineering of the lanes in the conservation area would detract from the rural character and appearance of the area.

THREAT 11

Sections of boundary walls in The Green Area are in a poor condition and require maintenance and repair. The loss of traditional boundary treatment would be detrimental to the character and appearance of the area.

Area 2: The Famous Shoulder and Farm Lane

- 7.23 This sub-area comprises the cluster of buildings sandwiched between Chesterfield Road and Farm Lane, The Farm and its converted outbuildings, and extends to the south east across a large open space to The Fields on the southern boundary of the conservation area. The area is encircled by agricultural fields and undeveloped open spaces which form part of the area's rural setting and provides opportunities for views across them.
- 7.24 During the late 18th and early 19th centuries there were fewer buildings in this area than around The Green. The historic core of the area comprises the buildings associated with The Shoulder of Mutton public house, Stud Farm (now Whitton Lodge), The Farm, Farm Cottage and The Fields (now Bodkin Hall). By the late 20th century the area between the public house and Farm Cottage had seen infill development, particularly the planned settlement of the Evelyn Devonshire Cottages, and this area has become a large cluster of buildings reaching the same size as The Green Area. However, the orientation of some buildings onto Chesterfield Road, some onto Farm Lane and the buildings around the public house onto Deep Lane, gives these areas separate identities.

Key Element – Buildings of Architectural or Historic Interest

- 7.25 Many of the buildings in the area which featured on the 1839 Tithe Map have survived in some form. A number of these were associated with the farmsteads in this area and have since been subject to alteration, extension, and conversion following the decline of the agricultural industry in Hardstoft. The buildings which are of historical or architectural interest and which make a positive contribution to the character of the area have been identified as unlisted buildings of merit. (See Features of Interest section for a full list of the unlisted buildings of merit).

The Famous Shoulder Public House (previously The Shoulder of Mutton)



The Famous Shoulder

- 7.26 The Famous Shoulder is a landmark building in the conservation area. It occupies a prominent corner site at the point where the principle roads in Hardstoft meet. The main part of the building is constructed of stone with a

slate roof laid in diminishing courses and probably dates from the late 1700s. It has operated as a public house and a farm and as a result the site developed into a complex of attached barns and outbuildings during the 19th century.

- 7.27 The public house remains in use and makes an important contribution to the character of the area. When the agricultural use of the barns ceased these buildings were converted to offices and were used to provide staff accommodation, function rooms and additional dining space. At the turn of the 21st century the site become largely residential as the barns and outbuildings were converted and in some cases significantly rebuilt.
- 7.28 The Famous Shoulder is bordered to the south and west by a stone boundary wall which contributes to the streetscene and the rural character of the area.

OPPORTUNITY 8

A section of stone wall at Beech Cottage is in need of repair. The rebuilding of this wall in coursed sandstone with coping stones in the traditional style seen at The Famous Shoulder would enhance the character and appearance of the area.

The Farm



The Farm, Farm Lane

- 7.29 The Farm was built in 1709 and is one of the oldest buildings in Hardstoft. The farmhouse is a large stone building with slate roof and casement windows. The windows on the west elevation are stone mullioned windows

which were blocked up following the introduction of the Window Tax and have recently been re-opened. The range of barns that served the farm formed a distinctive group of adjoining buildings that enclosed the farmyard on three sides. This is the only farmstead in Hardstoft where the outbuildings are arranged in this pattern and can be easily identified on the 1839 Tithe Map. These buildings were largely rebuilt for structural reasons during the conversion of the buildings to residential use in the early 1990s.

- 7.30 This farm complex is surrounded by undeveloped land and agricultural fields and is set against the backdrop of the Hardwick Estate with the Old Hall, New Hall, and the stables clearly visible.

Farm Cottage



Farmhouse and barn to rear

- 7.31 Farm Cottage is built to a T-plan with the farmhouse facing away from Farm Lane and the barn attached to the rear. This arrangement is not seen elsewhere in Hardstoft. The farmhouse is built of stone and the barn of stone and brick, both with a pantile roof. It has a date stone tucked away to the rear of the farmhouse which is inscribed '1675'. The double-fronted farmhouse has seen alterations to the front elevation, particularly to the size of the window openings and window and door styles.

Key Element – The Natural Environment

- 7.32 The roads and lanes in this area are generally demarcated by mature hedgerows and trees. The contribution that the trees along Chesterfield Road make to the rural setting of Hardstoft was recognised in October 1990 when the Council made a Tree Preservation Order to protect many of these trees including species of Beech, Acer, Sweet Chestnut, Oak, Ash, Holly and Silver Birch. The trees along the roadside adjacent to the Evelyn Devonshire Cottages obscure these buildings from view.
- 7.33 The pleasant appearance created by these rows of natural boundary treatment is enhanced by the clusters of trees within private gardens and along field boundaries. In the far south of the conservation area The Fields is engulfed by a mass of trees which prevent views of the building. At The Famous Shoulder a group of immature Sycamore trees are protected by a

Tree Preservation Order. These trees represent a large proportion of the trees in the immediate area and their visual contribution will increase as they develop.

THREAT 12

The loss of mature hedgerows and trees which line the roads and lanes in Hardstoft would reduce the attractiveness of the area and have a negative impact on the rural character and appearance of Hardstoft.

Key Element - Important Open Spaces and Views

- 7.34 The rural setting of Hardstoft is particularly evident in this sub-area. The concentration of most of the buildings in one area between Chesterfield Road and Farm Lane has ensured that the surrounding fields have remained undeveloped, providing ample opportunity to see Hardstoft in its wider context.
- 7.35 Much of the open land to the north of Farm Lane was once allotments. Today these areas are grassed over and provide important views across them. Views from Farm Lane towards the buildings around The Green provide an important visual link between the two areas. Views across to Hardwick from Farm Lane and Chesterfield Road are particularly impressive and also serve as a reminder of the historical connection between the hamlet and the Hardwick Estate.



View of Hardwick from Farm Lane

- 7.36 The collection of fields in the south of the conservation area once belonged to Stud Farm when it was in operation. Stud Farm remains a prominent building when viewed across this large open space from Chesterfield Road. These views provide an appreciation of the local topography and its gentle undulations and the gradual incline towards the ridge on which the buildings near The Green sit. These views also show how the landscape is enriched by the presence of the trees and hedgerows.



View from Chesterfield Road towards Stud Farm and the buildings along Farm Lane



View from Chesterfield Road towards The Green on the hillside to the right

- 7.37 Internal views along the roads lined by hedgerows and trees reflect the rural appearance of the area. Similarly, the views along Deep Lane towards The Famous Shoulder and the rows of converted barns are important because they capture the contribution that traditional building materials make to the character and appearance of the area. The red pantile roofs in this area are particularly striking.



View of converted barns and outbuildings along Deep Lane

Area 3: Hardstoft Common

- 7.38 This sub-area stretches from Toll Bar Cottage in the far north west of the conservation area to the road junction in the centre where The Famous Shoulder is located. The character of this area has changed significantly in the last two hundred years. The process of enclosure in Hardstoft continued, making inroads into the common land in this area and leading to the formation of a road cutting through this once open land. The subsequent introduction of the turnpike road between Chesterfield and Tibshelf in the 1820s encouraged further development on Hardstoft Common in the 19th century.
- 7.39 In contrast to The Green Area and The Famous Shoulder and Farm Lane Area where development is concentrated to form a large group of buildings, this sub-area is linear in plan form with small pockets of development at intervals along this road.
- 7.40 This linear settlement is surrounded on all sides by agricultural fields which are an important element of the character of this area. Views of the fields and the wider landscape are limited due to the mature hedgerows and trees lining Chesterfield Road. This sub-area has a separate identity to the other areas in Hardstoft due in part to the fields to the west of Deep Lane which divides the areas of development, and the limited views of the historic core of Hardstoft.

Key Element – Chesterfield Road (former turnpike road)



Chesterfield Road

- 7.41 In 1827 the turnpike road between Chesterfield and Tibshelf was constructed which runs through the conservation area. It is a dominant feature of the area

due to the length of the road and its straightness and creates an important link between the dispersed areas of Hardstoft from Toll Bar Cottage in the north west to The Fields property in the south east. Today the volume and speed of the traffic travelling along Chesterfield Road make this rather a noisy area.

- 7.42 Chesterfield Road is lined with mature hedgerows and trees which creates an attractive setting and makes an important contribution to the rural character and appearance of Hardstoft.

THREAT 13

The loss of mature hedgerows and trees which line the roads and lanes in Hardstoft would reduce the attractiveness of the area and have a negative impact on the rural character and appearance of Hardstoft.

OPPORTUNITY 9

Where it is considered appropriate and beneficial to the amenity of the conservation area replacement tree planting will be encouraged where existing trees die or they are removed because they succumb to disease.

Key Element – Settlement Pattern

- 7.43 All of the buildings in this area of Hardstoft Common lie adjacent to Chesterfield Road, creating a distinctive linear settlement. These buildings are located on small parcels of land which are interspersed with areas of undeveloped land and agricultural fields, some of which were allotments in the 19th century.
- 7.44 In 1839, a decade after the turnpike road was built, there were very few buildings on Hardstoft Common. Toll Bar Cottage stood in an isolated position at the junction of Chesterfield Road and Locko Lane, and there was a small cluster of buildings between Hardstoft Road and Deep Lane.
- 7.45 During the course of the 19th century, development began to creep up towards Toll Bar Cottage as areas of allotments were built upon. In the 20th century new development has remained within the confines of these small parcels of land and the open spaces between the buildings have remained. These open spaces have been identified as important to the character of the area.



Important open space to the west of Deep Lane

Key Element – Buildings of Architectural or Historic Interest

- 7.46 The buildings in this area generally date from the 19th and 20th centuries, after the turnpike road was constructed. There is one listed building in this sub-area and several buildings of local architectural or historic interest (see Features of Interest section for the full list of unlisted buildings of merit).

Former Sunday School (known locally as St Peter's Mission)

- 7.47 This building was once used as a school and a Sunday school. It is a red brick building with sandstone dressings and a Welsh slate roof which dates from 1858. The roof is of two different heights like the nave and chancel of a small chapel. It is Grade II listed.
- 7.48 The school initially served 80 children, however, following the opening of schools at Stainsby and Doe Lea in the second half of the 19th century and schools in Tibshelf, the numbers of pupils dwindled in the 20th century and the building fell out of use. The future of the building became uncertain during the second half of the century and the building has stood unused for many years. It has also been vandalised.

THREAT 14

The continued disuse of the building will lead to further deterioration of the building. In its present state the building has a negative impact on the conservation area, particularly due to its prominent position on Chesterfield Road.

OPPORTUNITY 10

An appropriate new use for this building will ensure that the necessary repairs are carried out and that the building makes a positive contribution to the conservation area once again.



Former Sunday School

THREAT 15

The condition of the two red brick buildings to the rear of School House Cottage is deteriorating due to lack of use and maintenance.

Former cowshed to rear of Wayside

- 7.49 The building to the rear of Wayside dates from the late 19th century. It is constructed in red brick, probably from the brickworks which lay just to the north, and has a red clay pantile roof unlike many of the buildings in this sub-area which have natural slate roofs. It was used as a cowshed by the residents of Wayside but the two buildings are now in separate ownership. The building fell out of use in the late 20th century and is now in a very poor condition due to lack of maintenance.

OPPORTUNITY 11

This building is partially visible from Chesterfield Road and in its current condition detracts from the character and appearance of the area. The repair and re-use of the building would preserve the character and appearance of the area.



Former cow shed to the rear of Wayside

Toll Bar Cottage

- 7.50 Toll Bar Cottage was built in the 1820s at the same time as the turnpike road and at this time it was the only building in this area. This is because the positioning of the toll collector's house would have been dictated by the location of the toll gate, and the gate would have been erected at the junction between Chesterfield Road and Locko Lane because the road users would have been least likely to evade payment at this point.
- 7.51 The turnpike trust built this cottage in the local vernacular style with sandstone and a slate roof. It fronts directly onto the road with only a narrow grass verge separating it from the road. The cottage has been extended over time and a garage added to the side.



Toll Bar Cottage

Hall View and Flax Cottage



Hall View



Flax Cottage

- 7.52 The cottages of Hall View and Flax Cottage appear on the 1877-78 Ordnance Survey map, occupying small plots of land along Chesterfield Road. They represent the dispersed settlement pattern in this area as both cottages stood in isolation at this time, being surrounded by open agricultural land. Since then several properties and the Herb Garden have developed around Hall View, but in 1877 this property stood alone on this plot of land.

8. Features of Interest

Defined Elsewhere

Listed Buildings

Area 1:

Grade II: Yew Tree Farm, Deep Lane
(Date listed: 08/07/1966: Ref. 9/2)

Note: As the barns at Yew Tree Farm are attached to the listed farm house, these buildings are also considered to be listed.

Area 3:

Grade II: Former Sunday School, Chesterfield Road
(Date listed: 23/03/1989: Ref. 9/1)

Entries on the Derbyshire Historic Environment Record

Area 3:

- Toll Bar Cottage, Chesterfield Road (HER No. 218 – MDR6051)
- Former brickworks (site of), Chesterfield Road (HER No. 275 - MDR12076)

Tree Preservation Orders

Area 2:

- TPO BOL08/96 – Sycamore trees on land to the south of The Shoulder Public House

Area 2 and 3:

- TPO BOL35 – Trees of various species along B6039 (Tibshelf Road, Chesterfield Road)

Defined in the Appraisal

Unlisted Buildings of Merit

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

Area 1:

- The Cottage, The Green

- Broom Close Cottage
- 43-45, The Green
- Farmhouse to north of Elder Pay Barn
- Elder Pay Barn
- Stone outbuildings on The Green (x2)
- Pentuan Cottage
- Poplar Farm Cottage
- Greenbank

Area 2:

- The Famous Shoulder public house
- Beech Cottage
- Ivy Cottage
- The Farm
- Farm Cottage/The Cottage, Farm Lane

NB. During the preparation of this document access to The Fields/Bodkin Hall could not be gained and therefore at the time of writing it was not possible to assess whether this building meets the criteria for identification as an unlisted building of merit.

Area 3:

- Ivy House Farm and outbuildings (x2)
- Flax Cottage
- Outbuilding to the rear of Wayside
- Hall View
- Toll Bar Cottage

Important Open Spaces

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

- Fields to the east of Chesterfield Road (north of Deep Lane)
- Undeveloped land to the north of Farm Lane
- Fields to the east of Chesterfield Road (between Stud Farm and The Fields)

Important Views

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

- Views across open landscape from local footpaths and lanes towards the conservation area
- Views within the conservation area along the roads and lanes lined with trees, hedgerows, and traditional boundary treatment.
- Views within the conservation area between the sub-areas
- Views from the conservation area towards Hardwick and other settlements
- Views of the surrounding agricultural landscape.

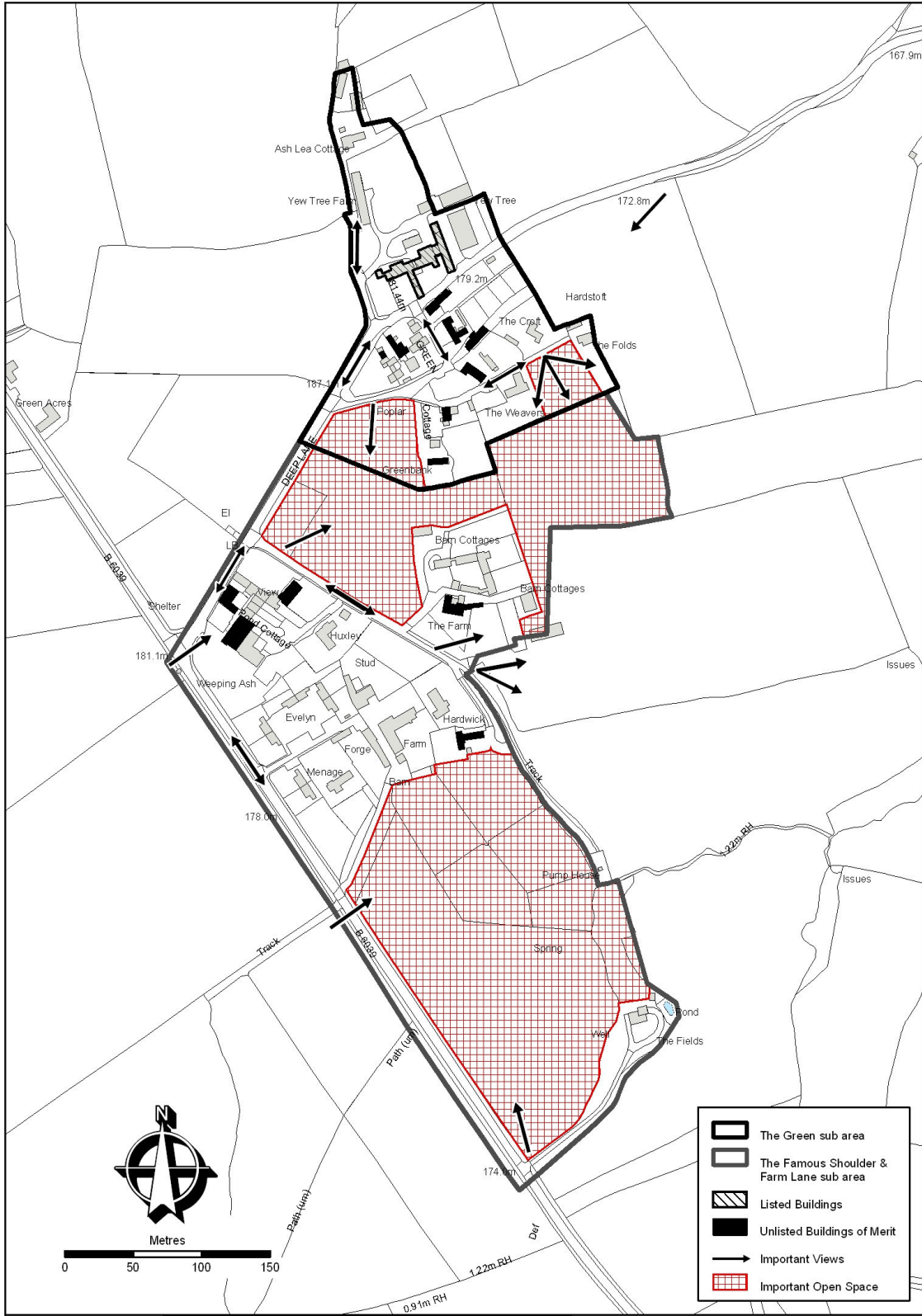
Important Natural Features

The following are considered to be important natural features in the conservation area:

- Mature trees and hedgerows throughout the conservation area

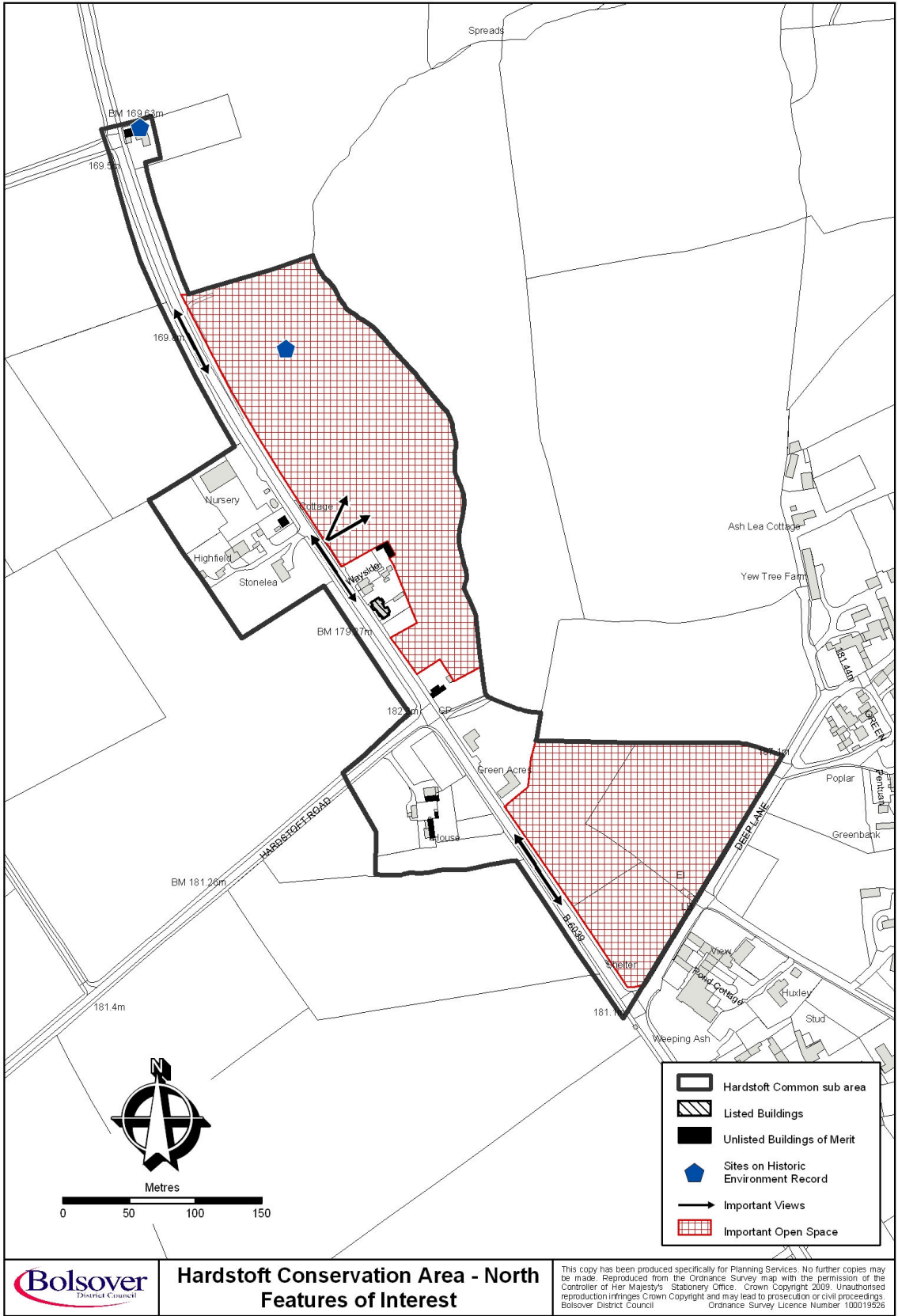
Note on features identified in the Appraisal

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.



Hardstoft Conservation Area - South Features of Interest

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Part 2: Management Plan

9. Introduction

- 9.1 This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Hardstoft Conservation Area that will fulfil Bolsover District Council's statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.2 The Management Plan is based on the contents of the Conservation Area Appraisal and 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.
- 9.3 The Management Plan aims to ensure that:
- appropriate policy guidance exists to inform the assessment process during the determination 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
- 9.4 The proposals and the key dates identified in the Management Plan will be added to the management plan action programme in the Council's adopted Historic Environment Scheme 2008-2012. 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 varied if other proposals are given greater priority.
- 9.5 The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

10. Protecting the Existing Historic Fabric

Introduction

- 10.1 The special interest of a conservation area can be eroded through the loss of key features that make up its character and appearance. Given the architectural and historic interest of the Hardstoft 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

- 10.2 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.
- 10.3 Where a decision (such as whether planning permission should be granted) relates to a site or building in the Hardstoft Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, before reaching a decision.
- 10.4 Equally, development which is proposed outside the conservation area but that would be likely to have a detrimental effect on the setting and/or the character and appearance of the conservation area will be assessed in accordance with the requirements of the development plan unless material considerations indicate otherwise.
- 10.5 Given this legislative background, the policies within the Development Plan provide a key tool to protect the existing historic fabric.

The Development Plan

- 10.6 The Development Plan comprises –
- (a) the East Midlands Regional Plan (*RSS8*) (2009), and
 - (b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, namely:
 - the saved Bolsover District Local Plan Policies
 - the emerging Bolsover Local Development Framework documents
- 10.7 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, listed buildings and archaeology provide the most relevant policy framework for development within the Hardstoft Conservation Area.

The Need for Planning Permission

- 10.8 The Appraisal has identified that the survival of traditional building materials and details contribute to the special interest of conservation areas and that this interest can be eroded through the loss of key features that make up its character and appearance. Therefore, 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.
- 10.9 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 residential properties to remove relevant permitted development rights.

ACTION 1

Consider making an Article 4 Direction to cover those residential properties identified as unlisted buildings of merit to ensure control over development within the curtilage of the dwellinghouse.

KEY DATES

February 2010: consider merits of making an Article 4 Direction

April 2010: if appropriate make the Direction.

Tree Preservation Orders

- 10.10 The Appraisal has identified the important contribution that the trees lining Chesterfield Road make to the rural character and appearance of the conservation area. A large number of the trees along this road are protected by a Tree Preservation Order (BOL 35).
- 10.11 Since this Order was issued in 1990 there have been improvements to the mapping database which require a review of this Tree Preservation Order. A survey of the trees in the area to be carried out and the Order to will be re-issued. The existing Tree Preservation Order will remain in force until the Order is re-issued.

ACTION 2

Re-issue the Tree Preservation Order for trees along Chesterfield Road, as necessary.

KEY DATES

June 2010: survey the trees in the area covered by the Tree Preservation Order.

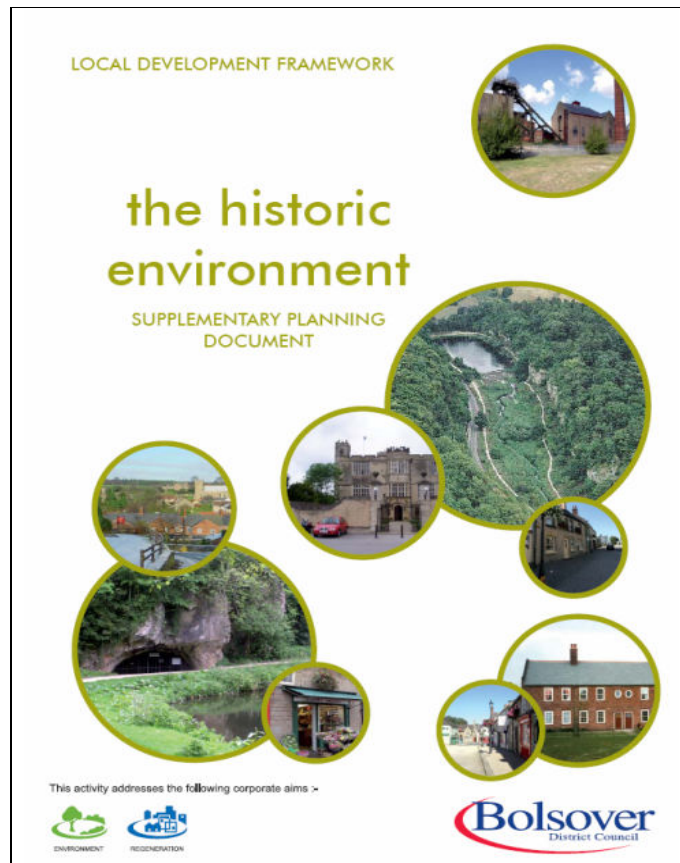
December 2010: Monitor progress of the review and the Tree Preservation Orders in force.

Development Affecting Archaeology

- 10.12 The Appraisal identifies that there are two sites in the conservation area that have an important archaeological context. These areas are recorded on the Derbyshire Historic Environment Record (No.s 218 and 275).
- 10.13 Policy CON13 Archaeological Sites and Ancient Monuments of the Bolsover District Local Plan is relevant to the consideration of development proposals likely to affect the identified archaeological interest of the conservation area.
- 10.14 New development within these two areas is a potential threat to the archaeological interest of the area and will be required to be preceded by a scheme of archaeological investigation and recording prior to the start of development. The scheme of investigation and recording shall be carried out in consultation with and under the supervision of the County Council's Development Control Archaeologist and in accordance with the guidance given in Planning Policy Guidance Note 16 (Archaeology and Planning).

Further Guidance on Development in Conservation Areas

- 10.15 The saved policies of the Bolsover District Local Plan are supplemented by The Historic Environment Supplementary Planning Document, published by the Council in 2006, which provides general guidance on development within conservation areas, work to historic agricultural buildings, listed buildings and archaeology.
- 10.16 As the whole of the Hardstoft 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.
- 10.17 In these exceptional cases, it is considered that sufficient general guidance on development in conservation areas and on development affecting listed buildings, historic agricultural buildings and archaeology is provided by the Historic Environment Supplementary Planning Guidance when taken together with the contents of the Appraisal.



Enforcement and Monitoring

- 10.18 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.
- 10.19 The Council has an approved Enforcement Policy that sets out how the Planning Department's Enforcement team operates and their procedures for working (further details are available on the Council's website www.bolsover.gov.uk). 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.
- 10.20 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 3

Carry out detailed survey, including a dated photographic record, of the physical environment within (and adjacent to in particular locations) 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

April 2010: Baseline survey

April 2013: Follow-up survey

Buildings and Structures Needing Urgent and Non-Urgent Repairs

10.21 The Appraisal has identified several buildings in need of urgent or non-urgent repairs.

Area 1: The Farmhouse and outbuilding at Elder Pay Barn



Elder Pay Farmhouse and outbuilding

Plan of Action

- 10.22 The farmhouse at Elder Pay Barn is thought to be one of the oldest buildings in the conservation area and has been identified in the Appraisal as an unlisted building of merit. However, it has been vacant since the 1980s and requires structural repairs in order bring the building back into use as a dwelling.
- 10.23 The outbuilding to the rear of Elder Pay Barn dates from the 19th century and its significance lies in its group value in association with the farmhouse and converted barn. The building is in a very poor condition and as such, detracts from the character of the area. The repair of this building at its re-use for storage would preserve the character of this group of buildings and the appearance of the conservation area. It is proposed that certain elements of their repair could be addressed through the Council's Historic Building Grant Scheme.
- 10.24 These buildings will be added to the Buildings at Risk Register and will continue to be monitored.

Area 2: Former Sunday School



Former Sunday School

Plan of Action

- 10.25 This Grade II building is in a deteriorating condition due to long-term lack of use, and has also suffered acts of vandalism. It is clearly visible from Chesterfield Road and in its current condition it detracts from the appearance of the conservation area.
- 10.26 The Parish Council would like to use the building as a community centre and are in discussions with The National Trust, as owners of this building. It is considered that the current discussions between the Parish Council and The National Trust could provide the solution that will bring the building back into use.
- 10.27 Therefore, it is considered to be appropriate to add this building to the Buildings at Risk Register, and to monitor the progress of the discussions and the condition of the building, taking action as required. Should these discussions not secure the long-term future of this building, it will be necessary to explore possible alternative long-term uses for the building with the National Trust which will not adversely affect the character and appearance of the area.

Buildings to the rear of School House Cottage

Plan of Action

- 10.28 The two buildings are deteriorating in condition due to lack of use and maintenance. These buildings would benefit from a scheme of repair and maintenance. The buildings will be added to the Buildings at Risk Register and the situation will be monitored.

Former cowshed to the rear of Wayside

Plan of Action

- 10.29 This building has been redundant for a number of years and is in a poor condition as a result. It was once associated with Wayside and used as a cowshed, however the buildings are now in separate ownership.
- 10.30 A long-term use for this building is needed which would secure the preservation of this building without adversely affecting the character and appearance of the area. Therefore it is considered to be appropriate to add the building to the Buildings at Risk Register and to monitor the situation.



Former cowshed to the rear of Wayside

ACTION 4

Until a formal strategy is prepared and adopted to address Listed or Unlisted Buildings at Risk these structures will continue to be tackled through the ongoing initiatives such as the Historic Building Grant Scheme, through powers under the Planning (Listed Buildings and Conservation Areas) Act 1990, or through standard enforcement powers such as Section 215 Notices.

KEY DATE

February 2010: Add the buildings to the Buildings at Risk Register.

December 2011: Monitor the take-up of Historic Building Grants for repair works in the conservation area.

Boundary Walls



Boundary wall in poor condition at The Green

- 10.31 Both the traditional stone and the brick-built boundary walls have been identified in the Appraisal as an important feature contributing to the character and appearance of the conservation area. However, there are a few places in the conservation area, particularly around The Green and near The Famous Shoulder where their condition is deteriorating and maintenance and repairs are needed.

ACTION 5

Identify those walls that are in a poor state of repair.

April 2010: Carry out an audit of the walls in the conservation area

11. Enhancement Schemes

- 11.1 The Conservation Area Appraisal identifies the need and opportunity for a number of enhancement schemes within the conservation area.

Proposal – Historic Building Grant Scheme

- 11.2 The Appraisal has identified the contribution that traditional building and roofing materials, as well as 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.
- 11.3 It is therefore considered appropriate to make grants available to the owners of the identified listed buildings and unlisted buildings of merit within the conservation area through the Historic Building Grant Scheme. This scheme is operated by the Council at the standard rate. Further information and guidance is available on the Council's website (www.bolsover.co.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 6

Promote the availability of the Council's Historic Building Grant Scheme for the repair and restoration of historic buildings and other important structures in the conservation area.

KEY DATE

December 2011: Monitor the take-up of Historic Building Grants for repair and restoration works

Proposal – Improvements to the appearance of The Green

- 11.4 The Appraisal has identified the two historic buildings on The Green as unlisted buildings of merit. Whilst the Council would support the repair and preservation of those traditional farm buildings that are considered to be of historic or architectural interest (Actions 4 & 6) there are several more modern farm buildings in a poor state of repair that are considered to detract from the character and appearance of the area. Non-traditional boundary treatment is also used which is in a poor condition and if replaced with traditional or natural boundary treatment, would enhance the appearance of the area. The site is surrounded by lanes and therefore the buildings and structures are particularly noticeable from the public realm.



Buildings and boundary treatment at the Farm on The Green

- 11.5 It is noted that this site remains the only working farm in the conservation area and that these modern buildings may be used for this purpose. However, where these buildings are no longer required or have been superseded by newer buildings, it is considered that the removal of the modern building would enhance the character and appearance of the area. Where modern buildings are still required, their repair would enhance the appearance of The Green.
- 11.6 Furthermore, should the two historic farm buildings fall out of use, alternative uses should be explored which would secure the long-term use, repair and maintenance of the buildings and preserve or enhance the character and appearance of the conservation area.

ACTION 7

Undertake audit of farm buildings to establish usage/vacancy to inform efforts to remove derelict and redundant modern farm buildings

KEY DATE

Outside current programme: Contact landowner/tenant farmer to establish usage/vacancy of their farm buildings.

Outside current programme: Draw up list of any redundant modern farm buildings and those buildings and structures in need of repair. Write to landowner/tenant farmers to seek removal and repair of the buildings.

Outside current programme: Where no agreement is reached, consider merits of issuing Section 215 Notice.

Proposal – Free Tree Scheme

- 11.7 The Appraisal identifies that one of the defining characteristics of the Hardstoft Conservation Area is the presence of mature trees in the landscape, particularly within hedgerows. Depending on the size, location and species, the loss of mature trees would represent a potentially negative impact on the character and appearance of the conservation area.

- 11.8 Where an existing tree in the conservation area is removed because it dies and/or succumbs to disease it would be appropriate to consider whether the tree should be replaced.
- 11.9 Bolsover District Council operates a Free Tree Scheme on an annual basis and it is considered that this should be promoted to landowners within the conservation area.

ACTION 8

Encourage replacement and/or new tree planting to maintain the character of the area

KEY DATE

December 2011: Monitor successful applications for trees through the Free Tree Scheme in the Annual Monitoring Report.

12. Monitoring Indicators

- 12.1 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 Hardstoft Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan.
- 12.2 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.
- 12.3 Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on the 1st April 2010. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2011.

Indicator	Ref.	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Listed Buildings	2	First year
	A2	Number of Unlisted Buildings of Merit	24	First year
	A3	Number of entries on the Sites and Monument Record (not covered by other designations)	2	First year
	A4	Number of Tree Preservation Orders made covering trees within the conservation area	2	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	5	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	4	First year
	C2	Number of applications for listed building consent determined	0	First year
	C3	Number of applications for conservation area consent determined	0	First year

Based on figures for financial year 08/09

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
	D3	Number of trees planted in the conservation area through the Free Tree Scheme	0	First year

Based on value in proposed document

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