

OLD BLACKWELL CONSERVATION AREA



Appraisal and Management Plan

Adoption Draft

March 2010

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Church of St Werburgh, Old Blackwell

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.
- iii. The Old Blackwell Conservation Area was originally designated by the Council on 5th July 1978 on the basis of the special architectural and historic interest of the area. As part of the review of the conservation area it is proposed that the conservation area is extended to include a small area of additional land to the south of the parish church which has been incorporated into the burial ground since the conservation area was designated.

The Role of Conservation Area Appraisals and Management Plans

- iv. 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.
- v. 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

- vi. The preparation of this document commenced in September 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.
- vii. Initial stakeholder consultation took place in October 2009. The issues raised during this exercise were considered and informed the preparation of the draft Appraisal and Management Plan.

- viii. A public participation exercise on the draft Appraisal and Management Plan ran from Monday 14th December 2009 to Friday 5th February 2010 with a public meeting held on 28th January 2010 at the Newton Community Centre, Main Street, Newton. 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

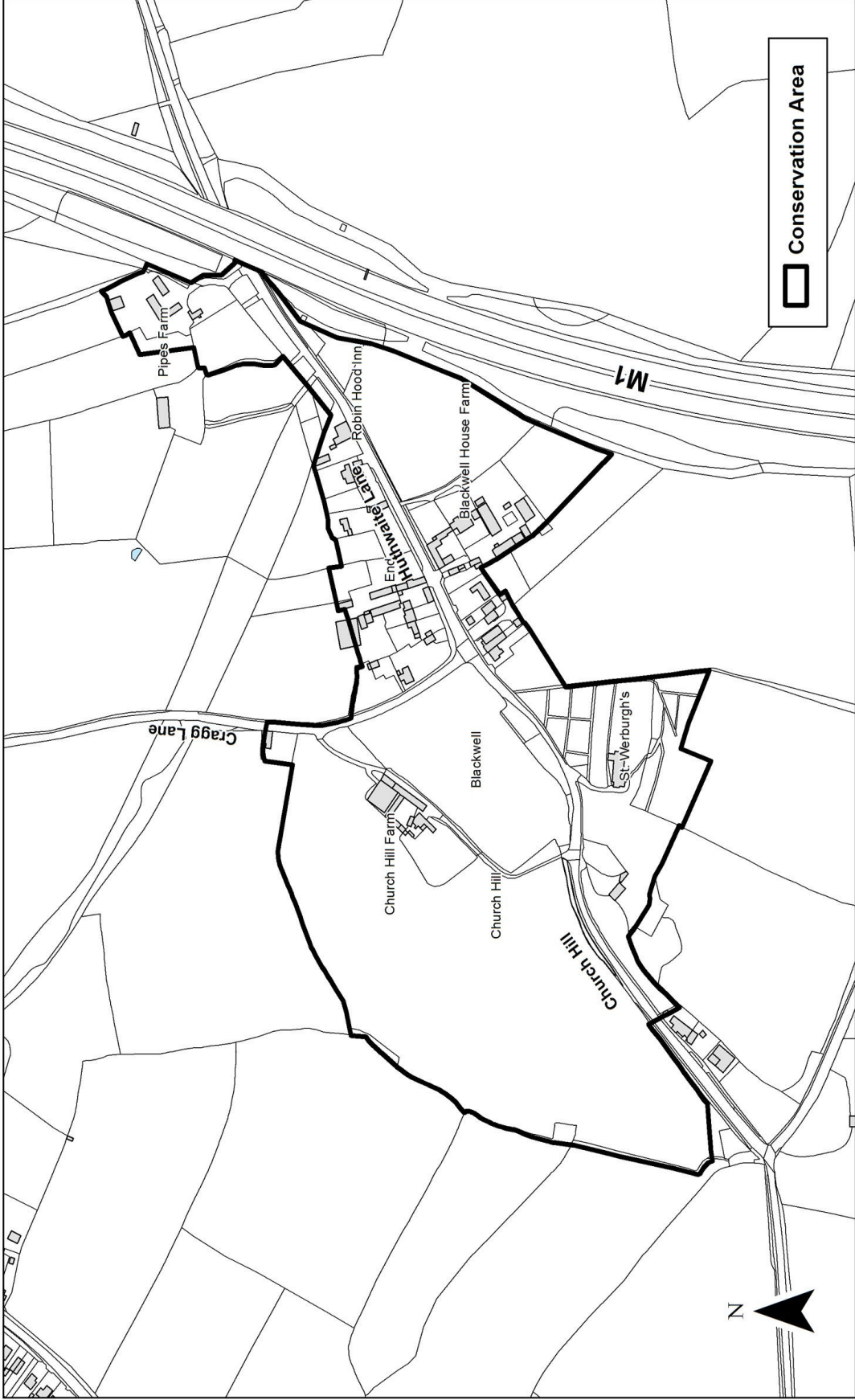
This part includes policies and proposals derived from the contents of the Appraisal that seek to preserve and enhance the character and appearance of the conservation area.

- 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.

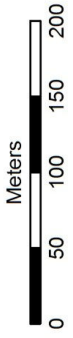
Additional Guidance

- 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).



Old Blackwell Conservation Area



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Part 1: Appraisal

1. Introduction

- 1.1 Old Blackwell is a small village situated in the district of Bolsover in Derbyshire. It is in the parish of Blackwell and contains the parish church of St Werburgh. The settlement of Blackwell lies approximately 1 kilometre to the west, South Normanton about 2 kilometres to the south and Newton about 1 kilometre to the north.
- 1.2 The Old Blackwell Conservation Area was designated by the Council on 5th July 1978 and encompasses an area of 17.06 hectares (including the proposed extension area). For its relatively small size a significant proportion of the buildings are of architectural or historical interest and a range of other built and natural elements add to the character and appearance of the conservation area.
- 1.3 The local topography adds variety and interest to the views into and within the conservation area. Intermittent views of the village can be obtained from the approach roads, with the Church of St Werburgh being particularly prominent in the landscape. Mature hedgerows and boundary trees reduce the range of vistas available from some locations, but add to the overall rural character and appearance of the conservation area. The settlement is surrounded by agricultural land with the M1 motorway to the east.
- 1.4 The village has a simple street pattern of two minor roads. The B6026 (Huthwaite Lane), which becomes Cragg Lane, enters the village from the east and then loops northwards towards Newton. Church Hill joins the B6026 at the point where it turns to the north. The local road network has remained largely unaltered since at least the early 19th century and is historically important.

2. Summary of Character

- 2.1 Old Blackwell is a small, linear settlement which retains a strong rural character, despite the significant changes witnessed elsewhere in the Derbyshire Coalfield from the mid 19th century onwards.
- 2.2 The layout of the village appears to be a variation on the traditional nucleated village.¹ Although the core of the settlement appears to have been determined to some degree by the local topography, being located on the plateau to the east of the church, there is some evidence to suggest that an older medieval settlement once existed centred principally on Church Hill and the church.
- 2.3 Old Blackwell is situated within a pleasant, gently undulating landscape typical of the Derbyshire coalfields; the topography of the area adds significantly to the character of the conservation area. Church Hill is prominent as a sandstone ridge rising above the lower plain to the west and south west and forms a plateau upon which the village is situated.
- 2.4 The village is surrounded by agricultural fields and open green spaces on three sides, some of which are encompassed within the boundary of the conservation area. The eastern boundary of the settlement is effectively truncated by the substantial embankment of the M1 motorway, forming a rather artificial boundary to the settlement. The motorway is an incongruous feature in the local landscape, although views of it from the public realm within the conservation area are relatively limited.
- 2.5 Long distance views of Old Blackwell can be obtained from Cragg Lane to the north, and west from the direction of Blackwell. The Church of St Werburgh is particularly prominent as it sits on higher land and its three-tiered tower is visible from a number of locations. Views from other directions are more restricted due to the undulating nature of the local landscape and presence of mature boundary hedgerows and trees, particularly along the approaches to the village. Views from the east are restricted by the line of the motorway.
- 2.6 There is an interesting mix of boundary walls found within the conservation area with the local Coal Measures sandstone being dominant around the older properties and red brick visible elsewhere. Many of the field boundaries are delineated by mature hedgerows and there are also a large number of mature trees, including oak and yew, on display throughout the conservation area.
- 2.7 The survival of many of the farmhouses, attached barns and outbuildings which formed the core of the farming community in the late 18th and 19th centuries is central to the character of the area. A high proportion of the buildings are of architectural and historic interest, including a number that are listed in their own right. A significant number of other buildings in the conservation area are considered to be unlisted buildings of merit because of their local architectural and/or historic interest and the contribution they make

¹ Nucleated villages are one of the main settlement types traditionally seen in the English countryside where the settlement normally develops around a central point, such as a village green or church.

to the character and appearance of the conservation area. Consistency in the use of local building materials also reflects the vernacular building traditions in this area of Derbyshire.

- 2.8 Some of the former outbuildings associated with the farms have been converted to residential properties. In addition, there are a small number of modern buildings which, on the whole, are sympathetic to the character and appearance of the conservation area in terms of their architectural styling and the use of materials.
- 2.9 However, a few of the buildings are suffering from an incremental loss of historical detail, including alterations to door and window openings, the inappropriate use of modern materials, and the replacement of traditional doors and windows with modern examples.
- 2.10 The streetscape within the village is enhanced in places by the building line of the cottages, farm buildings and traditional outbuildings where they directly abut the road, and by the combination of boundary treatments. Some elements of the streetscape, such as the standard paved surfaces and street lighting could be improved.
- 2.11 The local roads are essentially rural in character, although they are heavily used. This can have a detrimental impact on the character of the area by reducing the tranquil nature of the village.

3. Historical Development

- 3.1 Blackwell is thought to derive its name from the Old English *blaec waella*, meaning dark spring or well.² Several wells are marked on the 1877 Ordnance Survey map: according to Cameron it is a spring near the entrance to the church which gives the settlement its name.³
- 3.2 Interestingly, the settlement does not appear in the Domesday Book of 1086 and was apparently first recorded during the reign of Henry I (1100-1135). It is likely however that a settlement existed which pre-dated the Norman era by several centuries and its origins are therefore likely to be Anglo-Saxon.
- 3.3 Evidence in the form of the remains of a carved stone shaft from a Saxon cross, which has been dated to the 7th or 8th century, and the dedication of the church to St Werburgh would attest to this Anglo-Saxon ancestry. The worshipping of Anglo-Saxon saints was suppressed by the Normans and it is highly unlikely that they would have dedicated a church in such a name, had it not already existed.

Local Point of Interest

Werburgh (or Werburga) was a Princess of Mercia, born at Stone in Staffordshire. She became the Abbess of the Convent of Ely and died in 699. After being buried at Hanbury, Staffordshire her remains were removed to Chester upon the approach of the Danes in the 9th century. She is now the patron saint of Chester.

- 3.4 Before the Norman era churches were relatively rare and often consisted more of a spiritual centre than an actual building. The presence of the ancient stone cross may indicate that Blackwell was an early centre for religious gathering that would serve several settlements. The 'dark spring' would have been useful for baptism.
- 3.5 The neighbouring settlement to the north, Newton, does appear in the Domesday Book - it is therefore considered that Blackwell formed part of the manor of Newton at that time. In 1086 the manor belonged to Ralph fitz Herbert and was held by him personally, rather than by a knight in his service. Prior to 1066 the lands had been held jointly by two Englishmen, probably brothers, called Levenot (Leofnoth) and Leuric (Leofric). Their estates in Derbyshire and Nottinghamshire appear to have passed wholly to Ralph fitz Herbert.
- 3.6 Once a church is built the parish normally takes its name from the location of the church – so the manor of Newton became the parish of Blackwell, probably in the early 12th century. Blackwell then grew and outstripped Newton as the main settlement.

² Derbyshire County Council (1977), *Archivist Notes: Blackwell*

³ Cameron, K (1959), *Place Names of Derbyshire*

- 3.7 During the 12th century the manor of Blackwell appears to have been granted to a knight in the service of the lord and it is then through his descendents that the lands are divided and pass through a succession of families until the mid 15th century. The history is complex but some of the identifiable family names are: fitz Ranulph, de Orreby, Solney, Longford, Somerville, Frecheville, de Chaworth, Trussebut, and Babington.
- 3.8 The family names of Solney and Trussebut are particularly interesting because during the 15th century the manor was split into two areas known as Sulney and Trussebut.

Local Point of Interest

Church Hill was once known locally as 'Mount Sinai' which may be a corruption of 'Sulney', the name of one of the former local manors in the 15th century.

- 3.9 The division of manorial ownership continued right through the 16th and 17th centuries. In 1742 the Duke of Devonshire purchased that part of the manor held by Gilbert Holles, Earl of Clare, and held onto the lands as part of the Hardwick estates until the early 20th century when the land and estate farms were sold. The other part of the manor had passed by marriage to the Earl of Carnarvon. A surviving boundary marker with carved lettering 'DD' and 'EC' on adjoining faces can still be seen at Church Hill Farm.



Boundary marker, Church Hill Farm

- 3.10 The local economy was dominated by traditional mixed farming until well into the 18th century. Coal mining on a small-scale was also taking place until the early 19th century before it developed into a major industry with the sinking of the deep pits in the area later that century. The other trade found in the area was the small-scale manufacture of stockings; local records indicate that there were a number of cottages on Church Hill where stocking frames were found.

The stockings were made from white cotton and taken to Huthwaite to be dyed black.⁴

Local Point of Interest

Jedediah Strutt (1726-1797) is best known for his pioneering work in the cotton spinning industry in Derbyshire and the founding of the cotton mills at Belper. In the 1750s he is recorded as having inherited from an uncle the stock of a farm in Blackwell, which is believed to be Three Lane End Farm. At this time Jedediah is known to have been working on a prototype of his Derby Rib stocking machine with his brother in law, the machine that was later to make him his fortune.

Jedediah and Elizabeth Woolatt were married at St Werburgh's church in 1755.

- 3.11 In the medieval period rural communities tended to be small nucleated settlements and an 'open-field' (i.e. unenclosed) method of agriculture was usually found. Until about 1800 it would have been unusual for farms or cottages to be located outside a settlement boundary. The average village would have its church, manor house, and cottages all clustered together, and the open land around would be divided into thin strips. There would often be meadows, pasture and woodland held 'in common', and only the lord of the manor would have his own, private land or 'demesne'.
- 3.12 The enclosure of land into regular fields divided by boundary walls and hedges from about the 1600s to the 1800s led to the increased complexity in form of the village. This had a huge effect on settlements and new patterns of farm holdings developed away from the traditional village centre. This may well account for the loss of the medieval village and migration of dwellings eastwards from Church Hill towards Huthwaite Lane.
- 3.13 By the late 18th century and into the 19th century the plan form of Old Blackwell visible today was largely set, with a number of farms displaying many of the characteristics typical of farmyard development from that period. Generally, the farm buildings would be located around a central farmyard being influenced by the widespread extension of farm mechanisation and the adoption of industrial and scientific principles to the accommodation and feeding of increasing numbers of livestock. The layout of the buildings enabled a range of functions to be undertaken within a relatively compact area thereby minimising labour and the movement of materials around the farm.
- 3.14 The development of the collieries during the 19th century led to an expansion of the population in the area generally and facilitated the introduction of other developments in the village such as the mainline railway, a new public house, and a larger school.

⁴ Storer (1994), *The Parish and Parish Council of The Parish of Blackwell*

The Church of St Werburgh

- 3.15 The earliest record of the church tells us that it was given by William fitz Ranulph, Lord of Alfreton, to Thurgarton Priory in Nottinghamshire sometime during the reign of Henry II (1154-1189). Thenceforward until the Dissolution of the monasteries in the 1530s, the patron of the church was the Prior of Thurgarton and his successors. The Dukes of Devonshire were the patrons from 1742 until 1923 when the patronage was transferred to the Bishop of Southwell. The first known vicar of Blackwell was Ralph de Chisleton (1297).
- 3.16 From the early days the church was in the Diocese of Lichfield and Coventry, but was transferred sometime between 1879 and 1890 to the Diocese of Southwell. It was subsequently transferred to the Diocese of Derby in 1927.
- 3.17 The Saxon church had been rebuilt during the Norman era and this building lasted until the 1820s when it was recorded as being in a particularly poor state of repair. The expected cost of the new building is recorded in the Brief for the demolition and rebuilding works as £1050, exclusive of old material. The rebuilding works were carried out in 1827-28.
- 3.18 Writing in 1875, Cox was quite critical of the work undertaken and noted that "Of the church at Blackwell there is but little to say, as there are hardly any fragments left of the old building...The only portion of the old building that seems to remain is the pillars, and perhaps arches, on the north side of the nave". The 'old building' he is referring to is the Norman church.⁵
- 3.19 Substantial further re-building work was undertaken, with the exception of the tower in 1879 under the guidance of architect J B Mitchell-Withers. A closing service was held in the old church on 14th July 1878 and it was re-opened on 13th August 1879.

Village School

- 3.20 Storer and Creswell inform us that the first school in Old Blackwell was established in 1835 and was endowed with £15 per year from the lords of the manor for which 12 children were taught for free.⁶ The original school was a small stone building situated adjacent to the church's lych gate. In 1857 the school master was William Mountany, and he was also the Registrar of births and deaths. He lived in a cottage on Hilcote Lane.
- 3.21 By 1873 a larger school accommodating 127 boys and girls had been built in the village on the corner of Church Hill and Huthwaite Lane. The school was subsequently enlarged in 1884 and 1887 and eventually accommodated 220 children. The school is shown on the 1877-88 Ordnance Survey map.

⁵ Cox (1875) *Notes on the Churches of Derbyshire*

⁶ Storer and Creswell (1955) *The Church of St Werburgh, Blackwell*

The Great Central Railway

- 3.22 In the last decade of the 19th century the Great Central Railway Company undertook the construction of its Derbyshire lines to connect with the Great Northern line at Annesley Junction and trains to Nottingham. The first section of mainline, from Beighton to Staveley Works, was brought into use in 1891 and the public traffic between Beighton and Staveley town began in 1892. The next section of main line, from Staveley Town to Annesley Junction was opened later the same year. A number of branch lines were also constructed to connect with nearby collieries.
- 3.23 The mainline was dismantled in the 1960s under the Beeching Reforms of the railways and most of the line was filled in. The short section which passes through the conservation area is no longer distinguishable as a former railway line and its eastern section is truncated by the embankment of the M1 motorway.

4. Archaeology

- 4.1 There are no scheduled ancient monuments recorded within or close to the conservation area.
- 4.2 The county Historic Environment Record (HER) is the principal source of information about unscheduled archaeological sites and finds in Derbyshire. There are currently four HER records relating to sites or finds within the conservation area. These relate to:
- Church of St Werburgh - Saxon origins
 - decorated stone cross dated to the 7th or 8th century – Saxon origins
 - former entrenchment and earthworks at Church Hill – possible location of the former manor house
 - route of the former Great Central Railway, Derbyshire Main Line

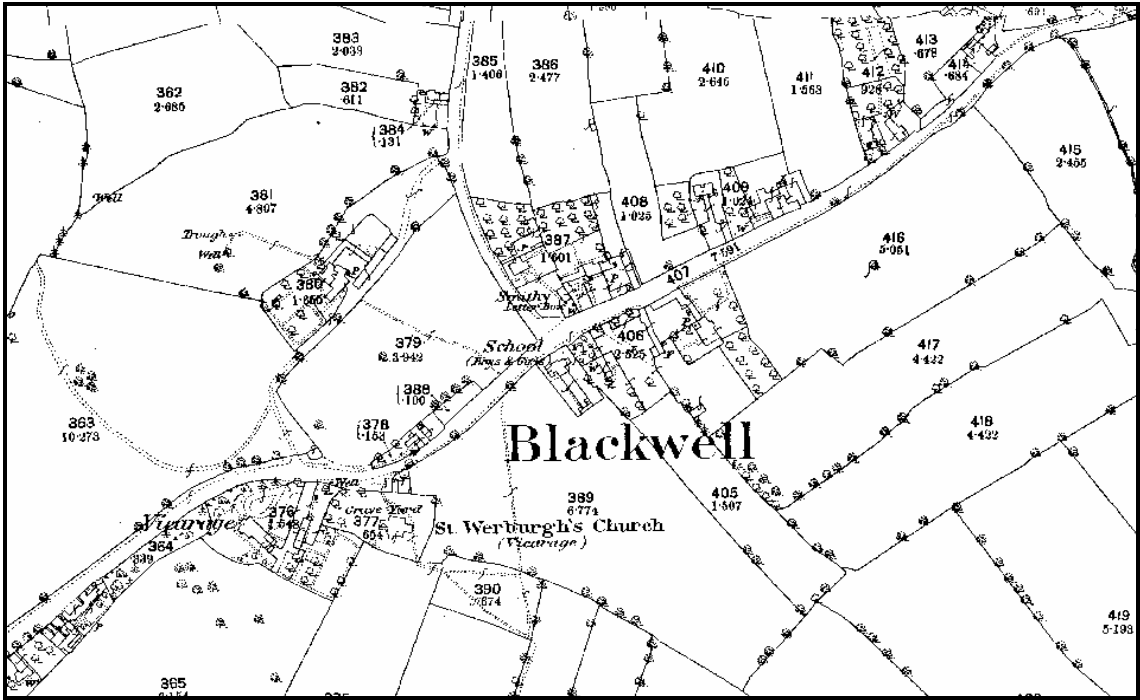
These features are identified on the Features of Interest Plan (page 44).

Area of Special Archaeological Interest – Medieval Settlement

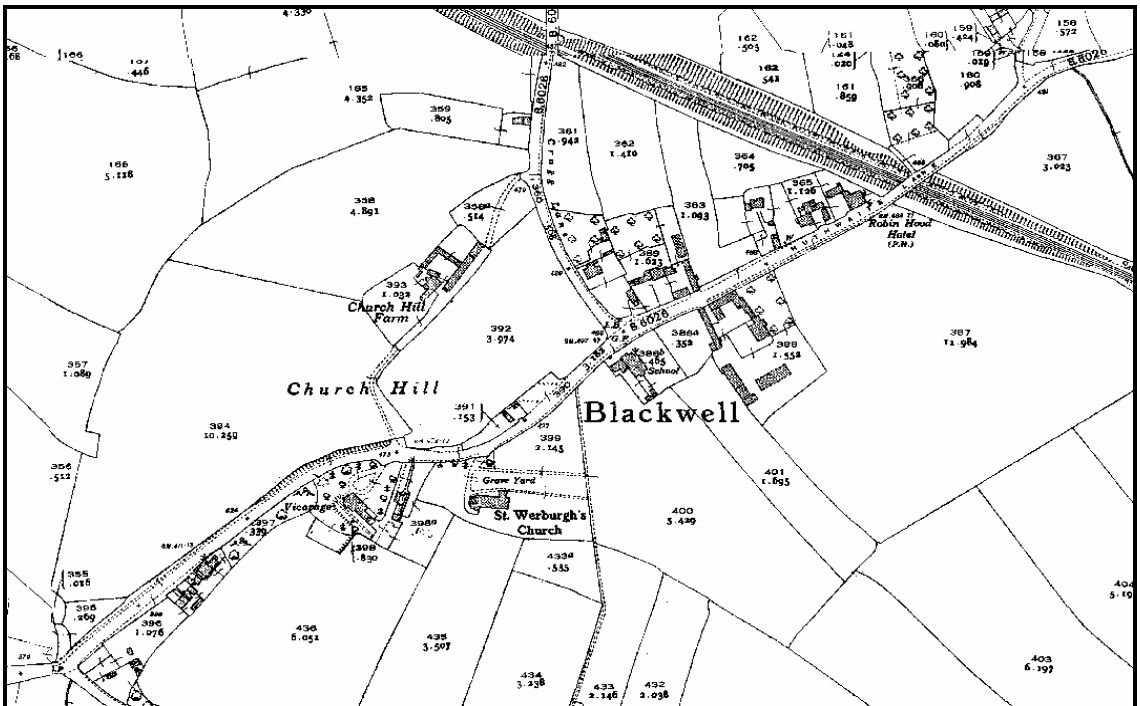
- 4.3 Old Blackwell is recognised as one of the settlements in the district that has potential for medieval archaeology. The area of Church Hill in particular is considered to be archaeologically important and may well have been the location of a medieval settlement and manor house. There is some evidence of a former wide entrenchment and earthwork which follows the contour of Church Hill on its western edge, creating an enclosed hilltop plateau. A detailed archaeological survey of the area has yet to be undertaken.
- 4.4 The Council's Supplementary Planning Document, *The Historic Environment* (2006), identifies the boundaries of the core medieval settlements in the district based on evidence from early maps. Inside the core medieval settlements any development that is likely to disturb the ground will be referred to the Development Control Archaeologist at Derbyshire County Council so that proposals can be evaluated for their impact on archaeology.

The Post-Medieval Settlement

- 4.5 Comparison of Ordnance Survey maps reveal that the settlement has undergone relatively little change during the 19th and 20th centuries, particularly when compared to other communities in the Derbyshire Coalfield area. The Ordnance Survey 1877-1888 edition map shows the village prior to the building of the Great Central Railway's mainline. By comparing the form of the local road network, field boundaries, location of buildings, and other features against later Ordnance Survey maps it is possible to see how little Old Blackwell has changed over the last 100 years.



Ordnance Survey 1877-1888



Ordnance Survey 1938-1939

4.6 It is also interesting to note the following:

- the Robin Hood Hotel first appears on the 1899-1900 Ordnance Survey map following the opening of the railway in 1892.

Local Point of Interest

The original public house was called the 'Robin Hood and Little John', but was known locally as 'The Thack' on account of its thatched roof. This building was located to the east of the site of the present public house. It had been demolished sometime prior to 1916.

- the former boys and girls school which was built in 1873 is shown located at the junction of Church Hill and Huthwaite Lane. The building was still being used as a school in the late 1930s, but had closed by the early 1960s.
- at the corner of Cragg Lane there is a smithy shown – the building still exists within the garden of Craig House.
- a couple of small buildings, possibly cottages can be seen opposite the church on Church Hill. By 1938-1939 these structures have largely disappeared – today there are no buildings in this area which was once known locally as 'The Ponds'.
- the original Vicarage was built in the late Victorian period and would appear to be a substantial property set in formally landscaped grounds. The current building dates from the 1960s and is now a private residential property.
- in the late 19th century there are still a number of orchards in the village, but over time these are seen to decline in number.

5. Key Elements of the Built and Natural Environment

- 5.1 The unique character of a place is formed from a composite of different elements ranging from the broad-scale influence of the landscape to the local features of the street-scene and architectural detailing of individual buildings. Identifying the key elements of a place helps to focus on the special characteristics of that place and highlight any management issues.

Key Element – Landscape Setting and Views

- 5.2 Old Blackwell has an intrinsic historical association with the agricultural landscape within which it sits. The significance of the landscape component is critical in setting the overall context for the buildings of the conservation area.
- 5.3 At a broad-scale the settlement sits on a low ridge in the gently undulating landscape of the Derbyshire Coalfield at a height of about 150m – 160m AOD. This landscape has been formed by the erosion of alternating bands of sandstone, shale, mudstone and coal, together comprising the geological group known as the Coal Measures. It is the erosion of sandstone that creates the low ridges and the erosion of the softer shale, mudstone and coal that forms the shallow valleys.⁷
- 5.4 The coalfield soils are predominantly heavy and traditionally support a pastoral agriculture. In those places where the soils are freer draining over sandstone, there is a stronger presence of arable cropping. The wider landscape is also characterised by a heavy presence of scattered woodlands, copses and linear tree-belts, both the fragmented remains of the pre-industrial landscape and later estate woodlands.
- 5.5 The landscape is also characterised by a range of settlements of varying size. Some communities expanded significantly during the industrialisation of the coalfield area and little of their pre-industrial character now remains. Other settlements, such as Old Blackwell, have managed to retain something of their agricultural origins and rural character.
- 5.6 A dominant feature in the landscape is the M1 motorway which cuts through the landscape from north to south and lies immediately east of the village. Intermittent views of the motorway can be obtained from certain locations within the conservation area, particularly from the churchyard looking south towards South Normanton and eastwards along Huthwaite Lane where the B6026 passes under the motorway. The steep motorway embankment is particularly prominent and is considered to detract from the character and appearance of the eastern end of the conservation area.
- 5.7 The local topography, surrounding agricultural fields and undulating approaches to Old Blackwell along Cragg Lane, Huthwaite Lane and Church Hill are all conducive to mid- and long distance views towards the buildings and open areas of land surrounding them. The views make an important

⁷ Derbyshire County Council (2007) *The Landscape Character of Derbyshire*, pp.103-106

contribution to the character and appearance of the area by framing the conservation area in the context of the wider surrounding landscape.

5.8 Internal views of the street scene along the roads through the conservation area, bordered by mature trees and hedgerows and a combination of stone and brick boundary walls also make an important contribution to the appearance and setting of the conservation area.

5.9 Some of the important views into, within and from the conservation area are shown below.



St Werburgh's Church from Cragg Lane



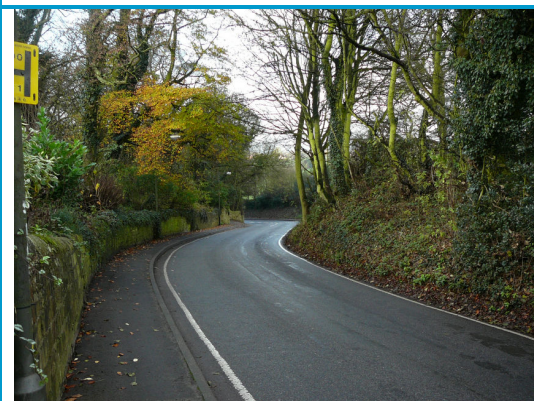
View west from Cragg Lane



View north west from Church Hill



St Werburgh's Church from Hilcote Lane



Church Hill, looking west



Huthwaite Lane, looking east

Key Element – Settlement Pattern and Layout

- 5.10 Old Blackwell is essentially a nucleated village, albeit with a slightly unusual morphology, in that most of the village is located away from the church around Huthwaite Lane giving it something of an elongated plan. As such, there is no defined centre or core feature, such as a village green.
- 5.11 The topography of the area is likely to have influenced the settlement pattern to some degree as the village is situated on a relatively flat plateau which slopes away to the south, west and north west. The medieval village is thought to have been centred on Church Hill and this is also where the manor house is thought to have been located. The shift in focus of the settlement eastwards probably occurred during the 18th to 19th centuries as the community grew and a number of estate farms were established. The farmsteads are interspersed with a mix of both earlier and later buildings resulting in a distinctive and irregular pattern of development around Cragg Lane and either side of Huthwaite Lane.
- 5.12 To the west of Cragg Lane the area has a much more agricultural and open feel with the only built development being Devonshire Cottage and Church Hill Farm and its range of outbuildings. The parish church stands alone on the southern edge of the village. The former Vicarage, which is now a private residential property called Willow House, was rebuilt in the 1960s. It is set in its own grounds and is largely hidden from view as the road descends Church Hill.
- 5.13 The older farmhouses and residential properties generally lie within generous plots and tend to sit back from the road or lane they face, with gardens or open areas to the front, sides and rear. Several buildings, such as Devonshire Cottage and Craig House lie at right angles to the road, whilst a number of the farm outbuildings directly abut the road, effectively enclosing the farmyards behind.
- 5.14 Plot boundaries are defined by a mix of traditional stone and red brick walls and hedgerows. The various boundary treatments help to provide continuity in the streetscape and are a key feature of the area adding considerably to the character and appearance of the conservation area. The boundary walls are generally well maintained throughout the village although there is an occasional loss of sections of walling and their replacement with non-traditional boundary treatments.

THREAT 1

If sections of the stone or brick boundary walls are removed or replaced with non-traditional boundary treatments which are not in keeping with the character of the area this would detract from the overall value of the conservation area.

- 5.15 Overall, the properties are charmingly irregular in their alignment and are representative of a settlement that has evolved over a considerable period of time. The Church of St Werburgh is an important landmark in the area.
- 5.16 The village has a simple street pattern of two minor roads. The B6026 (Huthwaite Lane), which becomes Cragg Lane, enters the village from the east and then loops northwards towards Newton. Church Hill joins the B6026 at the point where it turns to the north. Map evidence shows that the local road network has remained largely unaltered since at least the early 19th century and is historically important.
- 5.17 Despite their rural nature the roads through the village, particularly the B6026 are heavily used. Of particular concern to local residents is the speed of a lot of the through traffic – there is currently a 40mph speed restriction on the B6026. In late 2009 / early 2010 Derbyshire County Council, the Highway Authority, carried out a review of the speed limit on the B6026. The outcome of the review is that the existing speed limit of 40mph was maintained.
- 5.18 However, it would still prove beneficial to consider other ways in which the impact of traffic on the village can be reduced. This will need to be undertaken in consultation with Derbyshire County Council as the Highway Authority and local residents. Any proposed solutions will need to take into account the historic importance of the conservation area and the historic nature of the road layout.

THREAT 2

Heavy levels of traffic and its excessive speed on the roads through the conservation area can have a detrimental impact on the character and appearance of the conservation area.

OPPORTUNITY 1

Explore opportunities for traffic calming and/or traffic reduction measures in collaboration with Derbyshire County Council Highways and local residents.

Key Element – Open Spaces and Trees

- 5.19 Although Old Blackwell lacks a village green or communal open space there are a number of open spaces within the conservation area that are considered to be important to its character and appearance. A number of these areas comprise the gardens of private dwellings or agricultural fields and therefore tend to be enclosed and in some cases hidden from view behind substantial boundary walls or mature hedgerows.
- 5.20 To the east of the churchyard there is a public footpath which climbs up the hill from Hilcote Lane and then follows the eastern boundary of the churchyard before exiting onto Church Hill. This route affords important views on the approach to the church across the open agricultural fields surrounding the churchyard.
- 5.21 The churchyard itself is an important open space, with its lawns and flowerbeds, formal footpaths, benches and mature trees, including several impressive yew trees. The churchyard is enclosed by a variety of boundary treatments comprising stone, red brick and more recent wooden fencing. The burial ground has been extended in recent years to incorporate what was formerly adjacent agricultural land to the south. The area has been fenced off and a hawthorn hedgerow planted along the southern border.



Yew tree, Church of St Werburgh



View of the churchyard

- 5.22 Elsewhere in the conservation area there is a mixture of stands of trees as well as impressive individual specimens. Many of the field boundaries are interspersed with the occasional mature tree, principally oak and ash, which may be an indicator of an ancient, species rich hedgerow.
- 5.23 There is one extant Tree Preservation Order (TPO BOL/24) which covers three mature lime trees lying to the south of the churchyard – these trees are known locally as the ‘Three Sisters’ and are a significant and valuable amenity

feature of the approach to the church along the public footpath from Hilcote Lane.



The 'Three Sisters' lime trees

- 5.24 Trees in conservation areas that are not subject to the protection of a TPO nonetheless enjoy, subject to certain exemptions, a generic protection conferred by Section 211 of the Town and Country Planning Act 1990. As a result, anyone proposing to cut down or prune a tree greater than 75mm diameter at 1.5 metres above ground level is required to give six weeks written notice to the local planning authority. This gives the authority the opportunity to assess the proposed work and, where it is considered expedient to do so, to make a TPO in order to exercise control over such work, or to negotiate satisfactory alternatives.

THREAT 3

The loss of mature trees and hedgerows could have a negative impact on the character and appearance of the conservation area.

OPPORTUNITY 2

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 – Traditional Building Materials and Details

- 5.25 The contribution that the buildings and other structures make to the character of the conservation area in large part relates to their age and the survival of traditional building materials and architectural details. These features and the scale of the buildings tend to reflect the local vernacular style of building.
- 5.26 It is very easy however to undertake inappropriate alterations and/or use materials that are not sympathetic to the existing building when carrying out repairs or alterations to historic buildings. This can detract from the character and appearance of the conservation area and can remove the historical narrative on display. As a general rule any repairs or alterations to historic buildings should be carried out using materials selected to match the original materials as closely as possible.
- 5.27 The addition of modern fixtures and fittings, satellite receivers 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. Unauthorised alterations or new building could lead ultimately to enforcement action by the Council so it is always advisable to check with the Council before undertaking work.

Building materials

- 5.28 The main traditional building material on display in the conservation area is Coal Measures sandstone, reflecting the influence of local geology on the vernacular buildings. Many of the boundary walls are constructed of the same stone and capped with coping stones. Gate posts are often single large pieces of stone set vertically into the ground.



Examples of eroded Coal Measures sandstone and a rendered façade

- 5.29 The stone is laid in courses of varying depth which can depend on the age of the building and reflects the nature of the stone. It is a relatively soft stone which is susceptible to erosion and evidence of this is found throughout Old Blackwell. The poor quality of the stone may explain why some of the properties have been rendered: the render acts as a sacrificial layer to protect

the underlying stone. On some of the cottages and farmhouses dressed stone is also seen used for elements of decorative detailing, such as lintels, quoins and stone coped gables.

- 5.30 The church is also constructed from Derbyshire sandstone which is reported to have come from the quarries at Wingerworth.⁸ The majority of the external faces are of good quality tooled ashlar with plain ashlar dressings. It is interesting to observe the differential patterns of weathering and patina across the different faces of the church which add to the building's character.
- 5.31 Red brick was used increasingly from the 19th century onwards and became a mass-produced and therefore cheaper alternative to stone. Initially bricks would have been used on a smaller-scale for the construction of outbuildings and extensions, more economical repairs to stone buildings, and chimney stacks. By the late 19th century brick became the dominant building material and there are several fine examples in Old Blackwell where full use has been made of this material to add character and interest to the façades of the former school and school house and the Robin Hood Hotel. The modern buildings constructed within the grounds of the former school have been built to reflect the use of materials and architectural styling seen in the old school buildings.

THREAT 4

Traditional buildings and 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 brick, 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.

Roofing materials

- 5.32 The buildings in the conservation area display a range of roofing materials which in part reflects the different ages of the various buildings and their respective uses. Although natural slate roofs are particularly evident on the cottages, farmhouses and Victorian buildings no one material dominates, thereby adding variety to the streetscape.
- 5.33 Some of the buildings, such as Thistledown Barn and Pipes Farm, display clay pantile roofs, although this is less common than in other parts of the district. One of the outbuildings at Three Lane End Farm has an eaves course of stone slate which is quite uncommon. Devonshire Cottage is a building of particular note on account of its thatched roof, a sight now rare in the district.
- 5.34 The colour of the roofing materials contrasts well with the stone and brick buildings and is a traditional feature in this part of the district. The roofs are

⁸ Storer and Creswell (1955) *The Church of St Werburgh, Blackwell*

considered to be an important feature of architectural and historic interest reflecting the building traditions of Derbyshire.

- 5.35 There are also instances where more modern materials, such as concrete pantiles and corrugated metal and asbestos sheeting have been used to replace traditional roofing materials. The use of modern materials can lead to a building losing an element of its individual character and can detract from the overall composition of the conservation area.
- 5.36 There is a mixture of both stone and brick-built chimneys on display with a variety of chimney pot designs. Some of the farm buildings that have been converted to residential accommodation have modern flues.



An assortment of different building materials, Church Hill Farm

THREAT 5

The replacement of traditional roof coverings with concrete tiles and 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 area.

OPPORTUNITY 3

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

- 5.37 The efficient disposal of water is essential to the well-being of all buildings. If the rainwater goods (gutters, hoppers, downpipes etc) work correctly water should be prevented from penetrating the built fabric. Cast iron has traditionally been one of the most popular materials for the manufacture of

rainwater goods. Where traditional cast iron rainwater goods remain in place, such as on the church and Robin Hood Hotel they contribute to the character and appearance of the building and should be retained.

- 5.38 Faulty rainwater goods should be repaired if 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.

THREAT 6

The replacement of cast iron rainwater goods with modern alternatives would have a detrimental affect on the character of the building.

OPPORTUNITY 4

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 instead of plastic examples would contribute to the character of the area.

Windows and doors

- 5.39 Windows and doors are key features which influence the overall appearance of a building and they make a significant contribution to the character and appearance of the area. Where original windows and doors remain they should be retained and repaired if possible. Replacements should accurately replicate the originals in terms of materials, detailed design and paint finish.
- 5.40 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, particularly uPVC, 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.
- 5.41 A variety of window and door styles have been introduced in Old Blackwell which are non-traditional and uPVC replacement windows and doors are evident. Collectively, these alterations detract from the character and appearance of the conservation area.

THREAT 7

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 5

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.

Key Element – Contribution of the Buildings and Other Structures

- 5.42 The buildings within the Old Blackwell Conservation Area principally range in date from the early 18th to the late 19th centuries, with a few 20th century infill developments and a number of modern conversions. Building types include traditional cottages and farmhouses, a broad range of farm outbuildings, the parish church, and the former school and public house. Individual building styles are quite eclectic reflecting changing tastes, requirements and the use of different materials over time.
- 5.43 The oldest domestic buildings in the village are Devonshire Cottage, Craig House, Church Hill Farm, Rose Cottage, Three Lane End Farm, Old Farm Cottage, and Blackwell House Farm. All have witnessed some changes to their fabric and a degree of modernisation and alteration due to their respective ages and the changing tastes of society over time. Most of the farms also have a range of outbuildings which vary considerably in form, function and condition.
- 5.44 The 19th and early 20th century buildings are distinguishable from their neighbours in terms of the use of materials, styling and scale. These buildings - The School House, The Old School, Boucher House, and the Robin Hood Hotel - appear more dominant in the streetscape and have steeper pitched roofs giving the impression of height. These buildings also tend to be located closer to the front of their respective plots making them more noticeable in the streetscape.

Listed Buildings

- 5.45 A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is normally required from the local planning authority before any works of alteration, extension or demolition can be undertaken. The listed buildings in the conservation area are identified on the Features of Interest Plan (page 44). These are:

Church of St Werburgh – Grade II

- 5.46 Although the church originates from the Saxon and Norman periods, the building we see today dates principally from the latter quarter of the 19th century when it was substantially rebuilt. The tower largely dates from an

earlier phase of rebuilding in the 1820s, although Pevsner notes that some earlier architectural fragments of medieval provenance were preserved.⁹



The Church of St Werburgh, Old Blackwell



The south porch

- 5.47 The church is built of tooled ashlar with plain ashlar dressings and slate roofs with stone coped gables. There is a stone ridge cross to the chancel gable. A three-tiered tower lies to the west. The tower has a deep plinth, with a wide band between the first and second stage with a narrower band over and a plain sill band to the bell stage. Over the double chamfered pointed west door there is a plaque inscribed 'Rebuilt AD 1824 J Gill and Adlington Church Wardens'.
- 5.48 The tower has clock faces to all sides except the east side and there are pointed louvred, Y-tracery bell openings over. The tower also has a stepped eaves band and embattled parapets with a crocketed corner pinnacle to each corner. A couple of the heavily eroded pinnacles from the earlier church can be seen at ground level near the south porch.
- 5.49 The church was extended in 1993 to form a small kitchen and toilet area adjacent to the south porch. The extension is built from sandstone with detailing to match and has a parapet roof. The stone looks stark compared to the original stonework and has yet to darken through weathering. Cast iron rainwater goods and lead-lined spouting are also evident.

Local Point of Interest

Within the churchyard there is a double tombstone which is Grade II listed in its own right. It is located close to the south porch and is dedicated to Richard and Hannah Brown who died in 1719 and 1734 respectively.

Old Farm Cottage, Huthwaite Lane – Grade II

- 5.50 This two-storey stone cottage dates from the mid 17th century with a number of 20th century alterations and additions. The stone is rendered and there are ashlar dressings. There is a concrete tile roof with a re-built central ridge

⁹ Pevsner (1986), *The Buildings of England: Derbyshire*

stack. The entrance doorway is centrally located and has chamfered quoins surrounding. The doorway is flanked by three-light recessed and chamfered mullion windows with similar windows above. The door and fenestration are modern and are of no special interest.



Old Farm Cottage, Huthwaite Lane

Three Lane End Farmhouse, Huthwaite Lane – Grade II

- 5.51 The farmhouse dates from the early 18th century with 19th century re-fronting. It is two-storeys and comprises two bays. The building is partly rendered and is built of coursed squared stone with painted stone dressings. It has a steeply pitched slate roof with stone coped gables on moulded kneelers. There is a central brick chimney along the ridge, plus another example to the east gable. There is a glazed panelled door in a raised plain surround to the far left of the building and two, four pane sashes in similar surrounds to the right. There are two similar windows above.
- 5.52 There is a large range of outbuildings within the curtilage of the farm which form an interesting and traditional historic farm group. The main outbuildings are built principally of stone and are likely to be contemporary in date with the farmhouse. These buildings are particularly noticeable from Huthwaite Lane and face directly onto the road, enclosing the main farmyard behind.



Three Lane End Farm – the farmhouse and traditional stone outbuildings

- 5.53 There is also a range of brick-built buildings, wooden sheds, open barns and miscellaneous shelters to the rear of the main farm buildings. The buildings have a mixture of slate, pantile, and corrugated sheet roofs.
- 5.54 Although the buildings, both individually and as a group, have considerable architectural and historic value their current poor condition reduces their positive contribution to the character and appearance of the conservation area. They will continue to deteriorate in condition unless action is taken to preserve them.

THREAT 8

The loss of these buildings would be detrimental to the character and appearance of the conservation area.

OPPORTUNITY 6

The repair and re-use of these buildings would be beneficial to the character and appearance of the conservation area. It would benefit the conservation area if some of the more modern structures that are derelict and/or redundant were removed.

Rose Cottage, Huthwaite Lane

- 5.55 Rose Cottage is not a listed building in its own right. However, by virtue of being attached to the adjoining listed farmhouse of Three Lane End Farm it is considered that the building benefits from the same considerations applied to a listed building.
- 5.56 The building dates from the late 1700s and is a traditional, double-fronted stone cottage with a slate roof. The building has been rendered and there are two brick-built chimney stacks which are also rendered. The windows are of timber and there are some side-opening casements. The property is set back from Huthwaite Lane, hidden largely from view by a wooden gate and high hedgerow to the front.



Rose Cottage, Huthwaite Lane

Unlisted Buildings of Merit

- 5.57 Within the conservation area a number of buildings have been identified as Unlisted Buildings of Merit. This category recognises those buildings where their style, detailing and use of building materials is traditional in character and they provide interest and variety to the streetscape. The buildings are considered to make a positive contribution to the character and appearance of the conservation area.
- 5.58 In some instances it is recognised that the buildings have undergone changes or alterations that may have diminished their traditional character. Even in cases where those changes are relatively significant they may still warrant the designation because the alterations are often reversible, such as replacing uPVC windows with timber frames to the traditional design. Similarly, where the traditional outbuildings have lost their original roofs and have been replaced with corrugated sheeting it may be possible to reinstate the original type of roof covering.
- 5.59 Where a building has been heavily altered and the building has lost a significant part of its traditional character it is not included in this category. Similarly, modern buildings are generally excluded because they normally lack a historical context. This does not mean that modern buildings cannot contribute to the character or appearance of the conservation area: the recent residential development within the grounds of the former school where sympathetic use of materials, building styles and detailing reflects the traditional character of the neighbouring buildings is especially noticeable.
- 5.60 The following buildings have been identified as Unlisted Buildings of Merit:
- Church Hill Farm and the traditional red brick outbuildings
 - Devonshire Cottage
 - Craig House and the old smithy
 - Three Lane End Farm – traditional outbuilding range
 - Old Farm Cottage – traditional outbuilding fronting Huthwaite Lane
 - Boucher House
 - The Robin Hood Hotel
 - The Cottage, Pipes Farm
 - Blackwell House Farm and traditional outbuildings
 - Thistledown Barn
 - The School House
 - The Old School

The following photographs show some of these buildings.



Church Hill Farmhouse – stone and slate farmhouse; brick chimney stacks. Dating from the early 1800s



Traditional outbuilding range, Church Hill Farm – red brick and slate, with replacement corrugated sheet in places. May be contemporary with the farmhouse



Devonshire Cottage, Cragg Lane – stone and thatched cottage dating from the late 1700s. Recently extended with rendered gables.



Craig House, Cragg Lane – two-storey extended cottage; rendered, with concrete tiles. Dating from the early 1800s



The former smithy, Craig House – stone and originally pantiled roof, although now has a replacement corrugated sheet roof



The School House, Church Hill – substantial late Victorian former school house. Red brick and slate with a range of interesting detailing



The Old School, Huthwaite Lane – former school converted in 2006 to two residential properties. Red brick and slate with a range of interesting detailing including gothic style windows



Outbuilding at Old Farm Cottage, Huthwaite Lane – stone and brick with corrugated sheet roof



Boucher House, Huthwaite Lane – brick and slate with an older derelict stone building to the rear. Currently being refurbished.



The Cottage, Pipes Farm – rendered façades with concrete tile roof and modern windows



The Robin Hood Hotel - substantial late Victorian former public house. Red brick and slate with a range of interesting detailing. Modern windows.



The former Robin Hood Hotel – view looking east with the M1 motorway running along the edge of the conservation area

Key Element – The Public Realm

- 5.61 The quality of the local environment and the public realm are important elements of an area and the way in which the streets, street furniture and open spaces are designed and managed is often essential to giving a place its identity and character.

Street surfaces and lighting

- 5.62 The street surfaces found in the conservation area are predominantly a combination of hard urban materials and narrow grassed verges. Although the grassed verges help to soften the appearance somewhat the pavement surfaces are of uniform tarmac construction and standard concrete kerbing. No element of local distinctiveness exists which would enhance the character of the conservation area.



Huthwaite Lane and Church Hill showing standard street surfaces and pavements

- 5.63 However, it is recognised that the roads through Old Blackwell are busy routes and it is essential to retain pavements for pedestrians along all routes into the village. There may be opportunities to enhance the characteristics of the paving in the conservation area by working with the Highway Authority.
- 5.64 English Heritage advises that well-laid paving is fundamental to the appearance and functionality of a street and that the choice of surface materials should be appropriate to the surroundings and respect local traditions.¹⁰
- 5.65 In 1994 Derbyshire County Council designated the stretch of stone block setts on Church Hill outside the churchyard as a 'High Amenity Surface' (ref: 5/BL/193/1). This means that, under the terms of the New Roads and Street Works Act 1991, the surface is effectively protected and would require exact reinstatement should it be affected by works to the adjoining pavement.

¹⁰ English Heritage (2005) ,*Streets for All (East Midlands)*

- 5.66 The rural character of the roads and settlement is maintained by the relatively low level of street lighting, although it is noticeable that the number of street lights increases towards the eastern end of the conservation area as Huthwaite Lane approaches the motorway.
- 5.67 In rural areas it is important that where lighting is provided it is carefully structured to provide the right amount of lighting to be effective whilst avoiding over-illumination. In Old Blackwell it is considered that sufficient street lighting already exists. However, the current street lights are of a standard design more fitting to an urban setting. The conservation area would benefit from the installation of replacement street lights that reflect the rural nature of the setting.



Standard design street light at the intersection of Church Hill and Huthwaite Lane

OPPORTUNITY 7

The replacement of existing standard paved surfaces and street lighting with surfaces and lighting more in keeping with the rural character of the settlement would help to enhance the quality of the streetscape.

Street furniture and signage

- 5.68 In many streets and public spaces the presence of street furniture and signage can present a cluttered look which detracts from the local character of the area. Old Blackwell is fortunate in that it does not have masses of street furniture and signage. There are a few directional road signs and warning signs on the approach roads to the village and around the Church Hill/Huthwaite Lane road junction, but these are not particularly intrusive.
- 5.69 The main elements of street furniture are spread along either side of Huthwaite Lane and comprise a red telephone kiosk, a post box, a village notice board, and a wooden bus shelter. These are considered to be important local facilities by both the local residents and Blackwell Parish Council and are features that should be retained.

Telephone Kiosk

- 5.70 The telephone kiosk is located on the corner of Cragg Lane and Huthwaite Lane and is visible from the road junction with Church Hill. It is a K6 type which was first introduced in 1935 and was designed to commemorate the silver jubilee of King George V (1865 – 1936). This model was the first to be used extensively outside London and came to be a British icon.



K6 telephone kiosk located on the corner of Cragg Lane and Huthwaite Lane

- 5.71 In 2008 the Council applied to English Heritage to spot list the telephone kiosk along with several others in the district. The criteria for listing a K6 telephone kiosk is that it is situated in a 'heritage location', meaning in a location where there are a number of listed buildings clearly within view of the kiosk. The Council argued that the telephone kiosk at Old Blackwell fulfilled the listing criteria. English Heritage considered the application but concluded that the kiosk does not qualify for listing. Notwithstanding this the Council considers that the retention of the telephone kiosk is important, as both a community facility and an important feature of the conservation area, and will therefore resist any proposals to remove or replace it. As a result, the telephone kiosk structure has been identified as an Unlisted Building of Merit.

Post Box

- 5.72 The post box is located to the east of the telephone kiosk on Huthwaite Lane outside Three Lane End Farm. It would appear to have replaced an earlier example indicated on the 1877-1888 Ordnance Survey map which was located on the corner of Cragg Lane. The current post box is dedicated to Queen Elizabeth II and is mounted on what would appear to be the shaft of an old directional road sign. The post box is considered to offer an important local facility and should be retained. As a result, the post box structure has been also identified as an Unlisted Building of Merit.



Post box situated outside Three Lane End Farm

Bus shelter and village notice board

- 5.73 On Huthwaite Lane outside Thistledown Barn there is a wooden bus shelter and village notice board. These facilities are owned by Blackwell Parish Council. There is no longer a bus service which passes through the village and therefore the shelter is effectively redundant. However, the shelter is considered to be an important local facility that should be retained in its current location and could possibly be put to an alternative use. The shelter would benefit from some basic maintenance.



Bus shelter and notice board on Huthwaite Lane

THREAT 9

The removal or replacement of the red K6 telephone kiosk, the post box, or the wooden bus shelter would represent a loss of community facilities. The Council will continue to resist any proposals to remove or replace these important local facilities.

6. Features of Interest

Defined Elsewhere

Listed Buildings and Structures

- Grade II: Church of St Werburgh
(Date listed: 8th July 1966; Ref. 12/49)
- Grade II: Double tombstone (dated c.1734)
(Date listed: 23rd March 1989; Ref. 12/50)
- Grade II: Old Farm Cottage
(Date listed: 23rd March 1989; Ref. 12/55)
- Grade II: Three Lane End Farmhouse*
(Date listed: 23rd March 1989; Ref. 12/56)

*Rose Cottage is also considered to be a listed building by virtue of being attached to Three Lane End Farmhouse.

Entries on the Derbyshire Historic Environment Record

- Church of St Werburgh (HER No.1803 – MDR5880)
- Stone cross, Church of St Werburgh churchyard (HER No.1804 – MDR5860)
- Earthworks, Church Hill (HER No.1807 – MDR5882)
- Great Central Railway, former route of (HER No.99023 – MDR11055)

High Amenity Surface

- Stone paving on Church Hill (ref: 5/BL/193/1)

Tree Preservation Orders

- TPO BOL/24 (1988) – covers three mature lime trees lying to the south of St Werburgh's Church. The trees are known locally as the 'Three Sisters'.
- TPO BOL/19 (1986) – covers a single sycamore tree to the south of the old school lying immediately outside the conservation area.

Defined in the Appraisal

Unlisted Buildings of Merit

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

- Church Hill Farm and the traditional red brick outbuildings
- Devonshire Cottage
- Craig House
- The old smithy, Craig House
- Three Lane End Farm – traditional outbuilding range
- Old Farm Cottage - the traditional outbuilding fronting Huthwaite Lane
- Boucher House
- The Robin Hood Hotel
- Blackwell House Farm and traditional outbuildings
- Thistledown Barn
- The School House
- The Old School
- The Cottage, Pipes Farm
- K6 telephone kiosk
- Post box

Important Open Spaces

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

- St Werburgh's churchyard and adjoining burial ground
- Open fields at Church Hill
- Open fields to the east of the church
- The private gardens and adjoining land of properties along Cragg Lane and Huthwaite Lane

Important Views

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

- Views from Cragg Lane looking south and west
- Views up Church Hill on the approach to Old Blackwell from the west
- Views from the conservation area to the south, west and north west
- Intermittent views of St Werburgh's Church from Hilcote Lane and the south
- Internal views along Church Hill, Cragg Lane and Huthwaite Lane

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.

Part 2: Management Plan

7. Introduction

- 7.1 This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Old Blackwell Conservation Area that will fulfil Bolsover District Council's statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.2 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.
- 7.3 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
- 7.4 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.
- 7.5 The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

8. Protecting the Existing Historic Fabric

8.1 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 Old Blackwell 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

8.2 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.

8.3 Where a decision (such as whether planning permission should be granted) relates to a site or building in the Old Blackwell 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.

8.4 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.

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

The Development Plan

8.6 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

8.7 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 Old Blackwell Conservation Area.

The Need for Planning Permission

- 8.8 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.
- 8.9 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).
- 8.10 The merits of making an Article 4 Direction have been considered during the preparation of this draft document. It has been concluded that there is 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.
- 8.11 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 the appraisal and management plan is reviewed five years after the adoption date.

ACTION 1

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

KEY DATES

April 2015: Consider the merits of making an Article 4 Direction and if appropriate make the Direction.

Development Affecting Archaeology

- 8.12 The Appraisal identifies that Old Blackwell is a settlement that has potential for medieval archaeology. The land around Church Hill Farm in particular is considered to be archaeologically important and may well be the location of a medieval settlement and manor house. The area is recorded on the Derbyshire Historic Environment Record (HER No.1807) and identified in the Council's Supplementary Planning Document, *The Historic Environment* (2006).
- 8.13 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 interests of the conservation area.
- 8.14 New development within this part of the conservation area could be 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

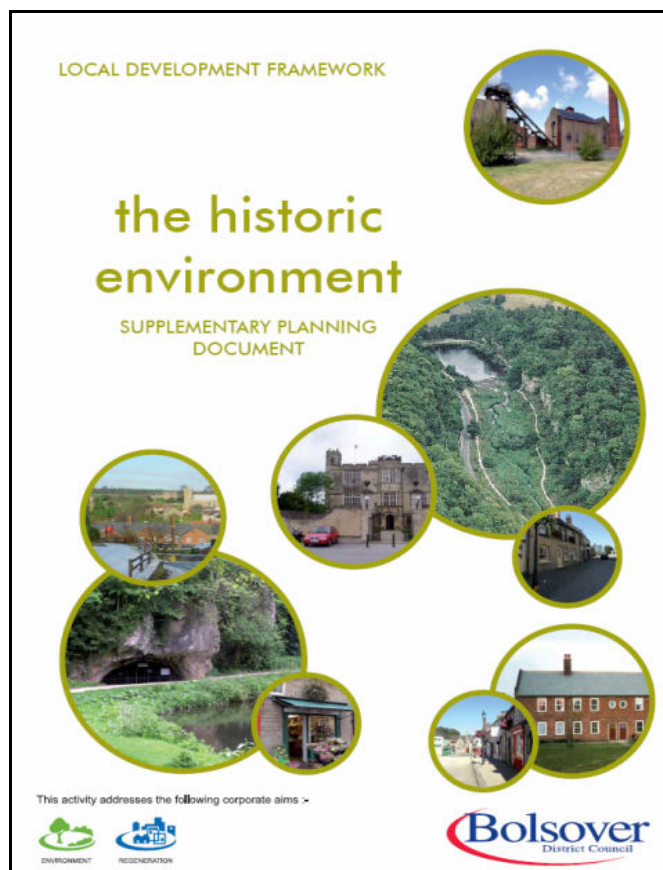
the start of development. The scheme of investigation and recording shall be carried out in consultation with and under the supervision of the County Council's Development Control Archaeologist and in accordance with the guidance given in Planning Policy Guidance Note 16 (Archaeology and Planning).

Work to Trees

- 8.15 The Appraisal has identified that there are a significant number of trees within the Old Blackwell Conservation Area many of which are mature and dominant in the street scene. As such, they are considered to contribute greatly to the character and appearance of the conservation area.
- 8.16 Trees within conservation areas that are not covered by Tree Preservation Order are, subject to certain exemptions, covered by the generic protection conferred by Section 211 of the Town and Country Planning Act 1990. Within conservation areas, anyone intending lopping or felling a tree greater than 75mm diameter at 1.5 metres above ground level must give six weeks written notice to the local planning authority before starting the work. This gives the authority the opportunity to assess the proposed work and, where it is considered expedient to do so, to make a Tree Preservation Order in order to exercise control over such work, or to negotiate satisfactory alternatives.

Further Guidance on Development in Conservation Areas

- 8.17 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.
- 8.18 As the whole of the Old Blackwell 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.
- 8.19 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

- 8.20 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.
- 8.21 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.
- 8.22 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.
- 8.23 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 2

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

May 2010: Baseline survey

May 2013: Follow-up survey

Buildings & Structures Needing Urgent and Non-Urgent Repairs

- 8.24 The Appraisal identifies the contribution made by the historic and traditional buildings to the character and appearance of the conservation area. A small number of buildings are in need of both urgent and non-urgent repairs in order to ensure their survival and continued contribution to the character and value of Old Blackwell.

Three Lane End Farm and outbuildings

- 8.25 Three Lane End Farm has been identified as an important group of buildings in the Old Blackwell Conservation Area. The buildings are historically important and reflect the agricultural traditions of the 18th and 19th century farming settlement. They are fine examples of traditional farmstead buildings built in the vernacular style using local materials.
- 8.26 However, the buildings, including the listed farmhouse (Grade II) and several of the traditional stone barns, are in a poor state of repair. In their current state the positive contribution they make to the appearance of the Huthwaite Lane area is reduced. Ultimately they will continue to deteriorate in condition unless action is taken to preserve them.



Buildings at risk: Three Lane End Farm

Plan of Action

- 8.27 Due to the deteriorating condition of the buildings they have been identified on the Derbyshire County Council Buildings at Risk Register as grade 4. As the buildings are in open countryside, acceptable uses may be difficult to secure but consideration could be given to non-countryside uses if a rural use is not viable, and this would secure their preservation without adversely affecting the character and appearance of the conservation area.
- 8.28 However, from discussions with the owners of the building, it is understood that there is a desire to repair the building and bring it back into beneficial use and it is considered that certain elements of the repair could be addressed through the Council's Historic Building Grant Scheme.
- 8.29 Therefore, it is considered to be appropriate to monitor the situation and the condition of the buildings and take action as required.

Outbuildings at Church Hill Farm

- 8.30 The red brick outbuildings at Church Hill Farm have been identified in the Appraisal as Unlisted Buildings of Merit on account of both their individual value as fine examples of traditional farm buildings and their value as part of the farmstead group. In a similar manner to the outbuildings at Three Lane End Farm they are good examples of traditional farmstead buildings.
- 8.31 However, the buildings are showing signs of deterioration and will continue to deteriorate unless action is taken to preserve them. In addition, a large proportion of the traditional slate roofs have been replaced with modern corrugated sheeting which effectively reduces the contribution these buildings make to the conservation area.



The outbuildings at Church Hill Farm

Plan of Action

- 8.32 No discussions have taken place with the owner of the buildings to date to bring about the long-term repair and maintenance of the buildings. However, it is proposed that certain elements of their repair could be addressed through the Council's Historic Building Grant Scheme.

- 8.33 Therefore, it is considered to be appropriate to monitor the situation and the condition of the buildings and take action as required.

The Old Smithy, Craig House

- 8.34 The old smithy may well be one of the oldest buildings in the conservation area and is an important feature in the local environment. Because it is not visible from the public realm it is considered that the building does not detract from the appearance of the conservation area.
- 8.35 The building is not in a particularly poor state of repair but it would benefit from some essential maintenance, such as re-pointing. The original roofing material has been replaced with modern corrugated sheeting. It would improve the appearance and character of the building if this roof were replaced with one of a more traditional appearance.



The old smithy, Craig House

Plan of Action

- 8.36 Initial discussions have taken place with the owner of the buildings but these are yet to address the long-term repair and maintenance of the buildings. However, it is proposed that certain elements of their repair could be addressed through the Council's Historic Building Grant Scheme.
- 8.37 Therefore, it is considered to be appropriate to monitor the situation and the condition of the buildings and take action as required.

Outbuilding at Old Farm Cottage, Huthwaite Lane

- 8.38 The original roofing material of this building which is situated adjacent Huthwaite Lane has been replaced with modern corrugated sheeting which does not enhance the character or appearance of the conservation area, particularly as the building is so visible from the public realm.
- 8.39 It would improve the appearance and character of the building if this roof were replaced with one of a more traditional appearance.

Plan of Action

- 8.40 No discussions have taken place with the owner of the buildings to date to bring about the long-term repair and maintenance of the buildings. However, it is proposed that certain elements of their repair could be addressed through the Council's Historic Building Grant Scheme.
- 8.41 Therefore, it is considered to be appropriate to monitor the situation and the condition of the buildings and take action as required.



Outbuilding at Old Farm Cottage, Huthwaite Lane

ACTION 3

Until a formal strategy is prepared and adopted to address Listed or Unlisted Buildings at Risk these buildings 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

April 2010: Add the buildings to the Council's Buildings at Risk Register.

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

Boundary Walls

- 8.42 Both the traditional stone and 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 churchyard, where their condition is deteriorating and their loss would detract from the character and appearance of the conservation area.

ACTION 4

Identify the owners of the walls at risk and initiate discussions to begin to explore the option for securing the long-term repair and maintenance of the walls.

KEY DATE

Outside current programme: Carry out an audit of the walls in the conservation area that are in a poor state of repair and initiate discussions with the relevant owners to secure their repair.

9. Enhancement Schemes

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

Proposal - Historic Building Grant Scheme

- 9.2 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.
- 9.3 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/reinstatement: 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 5

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 – Traffic management

- 9.4 Despite their rural nature the roads through the village, particularly the B6026 are heavily used and the Appraisal has highlighted that there are a number of highway and traffic issues which have a detrimental impact on the character of the conservation area. Local residents have identified in particular problems relating to the amount of traffic using the local roads through Old Blackwell and the speed of through traffic.
- 9.5 The Appraisal has identified that the road network has remained relatively unaltered for several centuries; this historical context means that it would be desirable to maintain the geography of the local road network and proposals to alter the layout would generally be considered to be inappropriate.
- 9.6 It would prove beneficial to consider ways in which the impact of traffic on the village can be reduced. This will need to be undertaken in consultation with Derbyshire County Council as the Highway Authority and local residents. Any proposed solutions will need to take into account the historic importance of the conservation area and the historic nature of the road layout.
- 9.7 Alongside this initiative, the District Council is in discussion with the County Council regarding the volume of heavy goods vehicles in other conservation areas within the district. It is proposed that the issues in the Old Blackwell Conservation Area are raised as part of these discussions.

ACTION 6

Explore sensitive measures for reducing the impact of traffic in the conservation area with Derbyshire County Council Highways and local residents.

KEY DATE

April 2010: Continue to raise issues relating to Old Blackwell during discussions with Derbyshire County Council Highways regarding the volume of heavy goods vehicles in conservation areas.

Date unknown: Based on the outcome of discussions with Derbyshire County Council Highways, arrange meeting with residents to look at options and measures available.

Proposal – Free Tree Scheme

- 9.8 The Appraisal identifies that one of the defining characteristics of the Old Blackwell Conservation Area is the abundance of mature trees in the landscape. 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.
- 9.9 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. This might not be appropriate however in all instances.
- 9.10 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. Anyone can apply subject to the following conditions:
- Planting must take place within Bolsover district
 - There is a limit of 100 plants per application
 - Planting should take place generally in public view
 - Applicant's must have the land owner's permission
 - Trees will not be supplied where they are required as a condition of a planning permission
 - Any failures must be replaced

Further information on the Free Tree Scheme is available on the Council's website (www.bolsover.gov.uk).

ACTION 7

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.

Proposal – Improvements to the public realm

- 9.11 As identified in the Appraisal, Old Blackwell is primarily a rural settlement and a significant amount of its character derives from the relative seclusion it affords. There is already a limited amount of street lighting and paved surfaces along the roads through the conservation area which is considered to be sufficient – additional lighting could have a negative effect of urbanising the environment and additional paved surfaces are considered unnecessary.
- 9.12 However, local residents consider that it would be desirable to try and enhance the character of the existing street lighting provision and the quality of the existing paved surfaces. There may be opportunities to enhance the characteristics of the paved surfaces (including the High Amenity Surface), and street lighting to better reflect the rural character of the settlement. It will be important that any new street furniture and other proposed changes should be of an appropriate design and use materials that respect the historic nature of the conservation area.
- 9.13 In addition, it is considered that the large lay-by opposite the churchyard on Church Hill (once known as The Ponds), in its current state, detracts from the appearance of the conservation area. It would be appropriate to look at ways in which the appearance of this area can be enhanced.
- 9.14 The retention of the wooden bus shelter on Huthwaite Lane is also considered to be important. However, it is currently redundant as there is no longer a bus route through Old Blackwell. The option of utilising the bus shelter for alternative uses could be explored with the owner (Blackwell Parish Council) and local residents.

ACTION 8

Prepare a public realm survey and explore sensitive measures to enhance the quality of street lighting and paved surfaces with Derbyshire County Council Lighting and Highways, and local residents. Also, consider the options for improving the environment around 'The Ponds' and for alternative uses for the wooden bus shelter.

KEY DATE

Outside current programme: Undertake public realm audit.

Outside current programme: Contact Derbyshire County Council Lighting and Highways to explore sensitive measures for enhancing the quality of street lighting and paved surfaces. Based on the outcome of those discussions arrange meeting with residents to look at options and measures available.

Outside current programme: Discuss with Blackwell Parish Council and local residents the options for the long term use and maintenance of the bus shelter.

10. Monitoring Indicators

- 10.1 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 Old Blackwell Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan.
- 10.2 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.
- 10.3 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 and Structures	5	First year
	A2	Number of Unlisted Buildings of Merit	19	First year
	A3	Number of entries on the Historic Environment Record (not covered by other designations)	3	First year
	A4	Number of Tree Preservation Orders made covering trees within the conservation area	1	First year
	A5	Number of High Amenity Surfaces in the conservation area	1	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	4	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

Based on value in proposed document

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

Based on value in proposed document

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